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A404	SOUTH ELEVATION

2023.05.19
 SITE PLAN APPLICATION
 COORDINATION Coordination
 PERMIS Permit
 SOUMISSION Tender
 REVISION GENERALE General revision
 CONSTRUCTION Construction
 FIN DES TRAVAUX Record Drawings



NEUF
 ARCHITECT(E)S

BASELINE TOWER 4-5-6

2946 BASELINE ROAD, OTTAWA, ON
 CLIENT : BRIGIL



BENOIT D'ARTISTE - Artiste's Render

12762.00

Table with columns: Required (By-law), Provided. Rows include Lot area, Gross floor area, Ratio, and setbacks for various building types.

INFORMATION SUR LE PROJET - PROJECT INFORMATION. Baseline. Project Global / Overall Project. Ontario, City of Ottawa zoning By-law No. 2008-250. Surface of Lot / Property Area: 11,900.7 m² / sq. m.

STATISTIQUES SUR LE PROJET / PROJECT STATISTICS. Tour 6 / Tower 6, Tour 5 / Tower 5, Tour 4 / Tower 4. Hauteur du Bâtiment / Building Height (m): 104.8m, 91.2m, 27.7m.

STATISTIQUES DES UNITÉS / UNIT STATISTICS. Town House, Studio / Bachelor, 1 Chambre / 1 Bedroom, 2 Chambres / 2 Bedrooms, 3 Chambres / 3 Bedrooms. TOTAL: 315 units.

STATIONNEMENT RÉSIDENTIEL / RESIDENTIAL PARKING. PHASE / PHASE, EXIGÉ / REQUIRED, FOURNIS / PROVIDED. Includes details for Tour 6, Tour 5, Tour 4.

STATIONNEMENT COMMERCIALE / COMMERCIAL PARKING. PHASE / PHASE, Aire (m²) / Area (m²), Ratio Moy. (m²) / Avg. Ratio (m²), Commercial Parking. Includes Tour 1, Tour 6, Tour 5, Tour 4.

STATIONNEMENT POUR VÉLOS / BICYCLE PARKING. PHASE / PHASE, Unités / Units, Aire (m²) / Area (m²), EXIGÉ / REQUIRED, FOURNIS / PROVIDED.

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CIVIL / Civil: STANTEC. 300 - 1331 Clyde Avenue, Ottawa ON K2C 3G4. T: 613 722 4420 Email:

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brigil

NEUF ARCHITECT(E)S

Table with columns: TOWER 4, TOWER 5, TOWER 6, TOTAL AMENITY AREA. Rows include 31e Étage / 31st Floor to RDC 1 / Ground Floor 1. Includes sub-headers for Communal and Private Amenity Areas.

BASELINE 456 - GROSS FLOOR AREA (ZONING). Tables showing area in m² for TOWER 6, TOWER 5, TOWER 4, and TOTAL across various floors.

NEUF ARCHITECT(E)S

brigil

OUVRAGE / Project: BASELINE TOWER 4-5-6

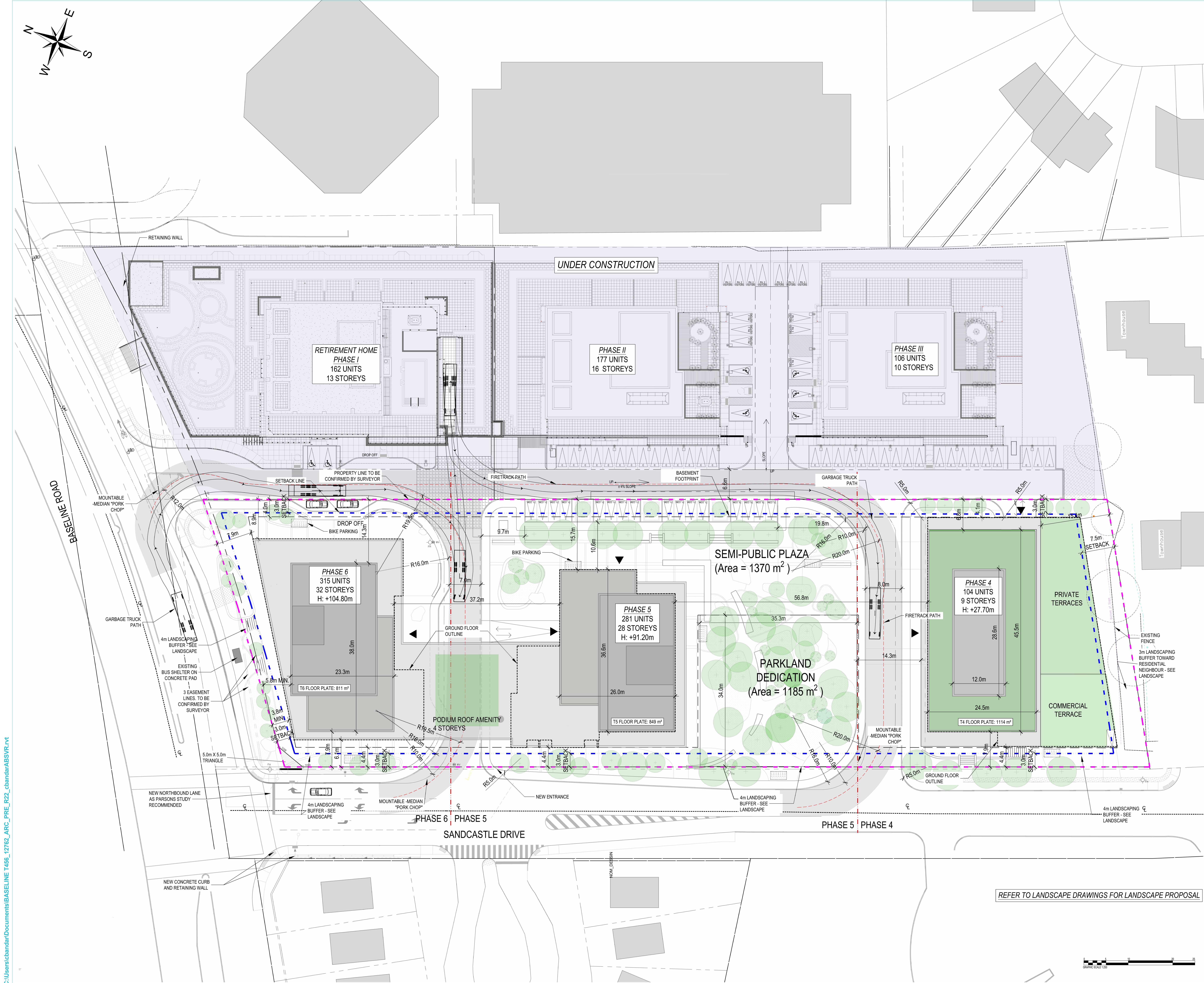
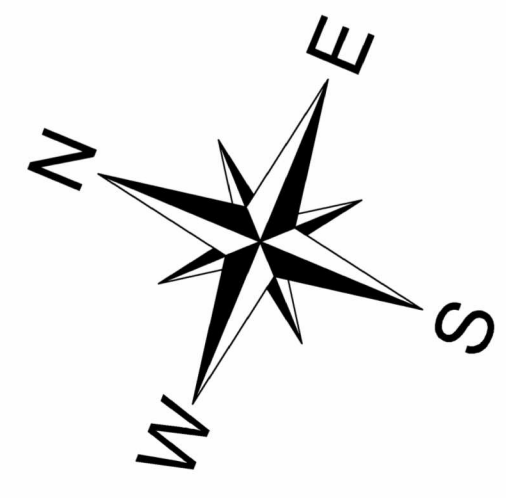
EMPLACEMENT / Location: 2946 BASELINE ROAD, OTTAWA, ON. NO PROJET No. 12762.00

NO REVISION. DATE (aa-mm-jj). 1. FOR INTERNAL REVIEW. 2. FOR SITE PLAN APPLICATION.

EMPLACEMENT / Location: 2946 BASELINE ROAD, OTTAWA, ON. NO PROJET No. 12762.00

DESIGNÉ PAR / Drawn by: CB/AT/SN. VÉRIFIÉ PAR / Checked by: CB. DATE (aa-mm-jj): 23/04/21. ÉCHELLE / Scale: TITRE DU DESSIN / Drawing Title: ZONING AND STATISTICS

REVISION: Revision. NO. DESSIN / Drawing Number: 2. A001



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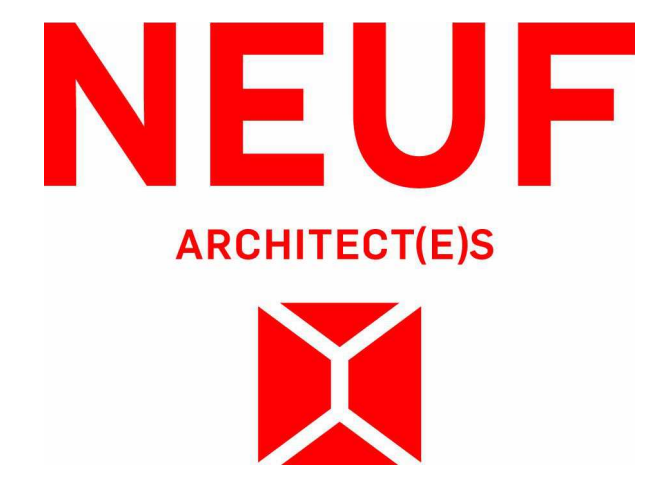
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OUVRAGE / Project
BASELINE TOWER 4-5-6

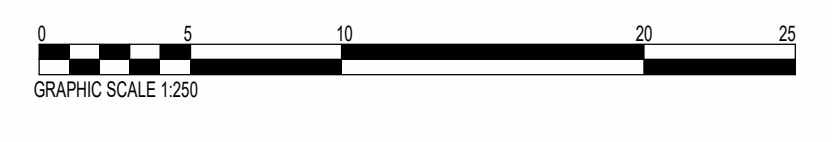
EMPLACEMENT / Location
2946 BASELINE ROAD, OTTAWA, ON

NO. REVISION | **DATE (aa-mm-jj)**
 1. FOR INTERNAL REVIEW - FP | 24-04-2023
 2. FOR SITE PLAN APPLICATION | 25-05-2023

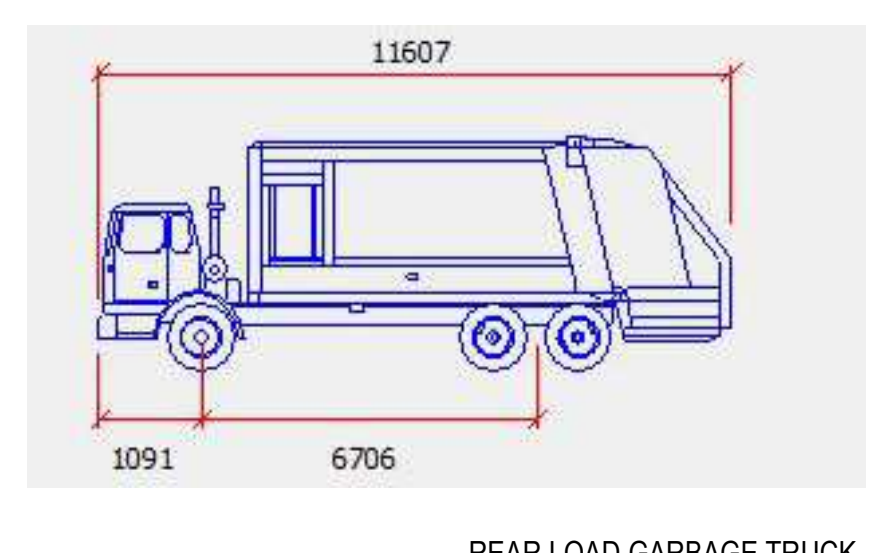
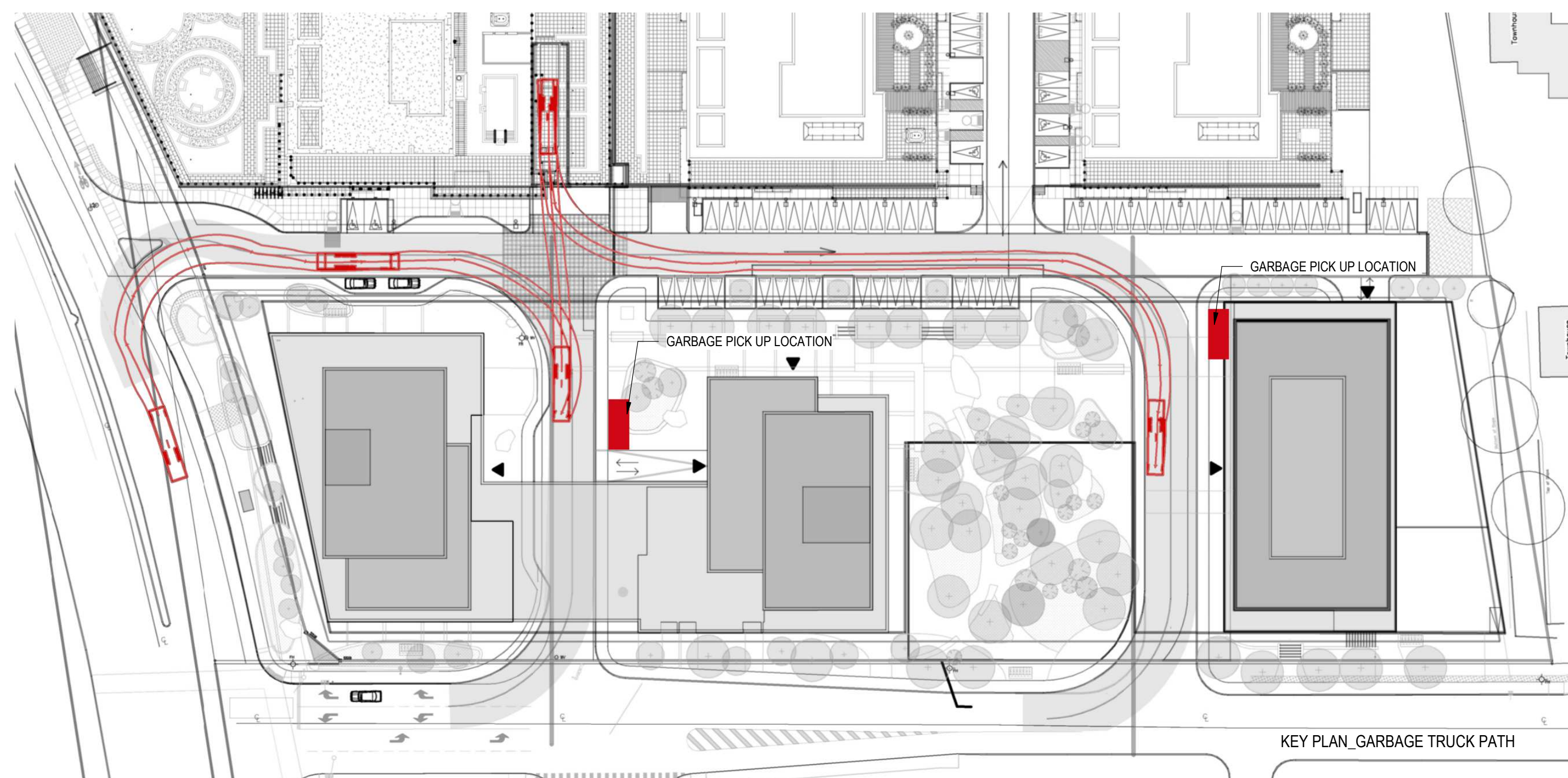
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DATE (aa-mm-jj) 23/05/18 | **ECHELLE / Scale**
TITRE DU DESSIN / Drawing Title
PROPOSED SITE PLAN

REVISION / Revision NO. **DESIGN / Dwg Number**
2 | **A101**

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE PROPOSAL



C:\Users\cbandar\Documents\BASELINE\T496_17762_ARC_PRE_R22_cbandar\ABS\VR.rvt



- LEGEND**
- 1 SINGLE CHUTE WITH TRI-SORTER
 - 2 DOOR AND TEMPERATURE CONTROL FOR ORGANICS
 - 3 DOUBLE DOORS AT LEAST 2.2m WIDE, WITH DOOR STOPPERS
 - 4 VERTICAL CLEARANCE OF 3.1m
 - 5 HOSE BID AND FLOOR DRAIN

Units		Tower 6	Tower 5	Tower 4
		315	281	104
		cu.yard. Required	cu.yard. Required	
Garbage	0.053 cubic yard per unit, rounded up	16.695	14.893	5.512
	0.018 cubic yards per unit FEL GMP	5.67	5.058	1.872
	0.038 cubic yards per unit FEL Fibre	11.97	10.678	3.952
Organics	240L bin per 50 units	6.3	5.62	2.08
	Total cu. Yard Required	34.335	30.629	11.336
3 yard Bins				
	Garbage	5	5	2
	GMP	2	2	0
	Fibre	4	3	0
	Total	11	10	2
2 yard Bins				
	Garbage	1	0	0
	GMP	0	0	1
	Fibre	0	1	2
	Total	1	1	3
240L Bins		7	6	3
Total cu. Yard Provided		17	15	6
Garbage	0.053 cubic yard per unit, rounded up	17	15	6
	0.018 cubic yards per unit FEL GMP	6	6	2
	0.038 cubic yards per unit FEL Fibre	12	11	4
Recycling		35	32	12

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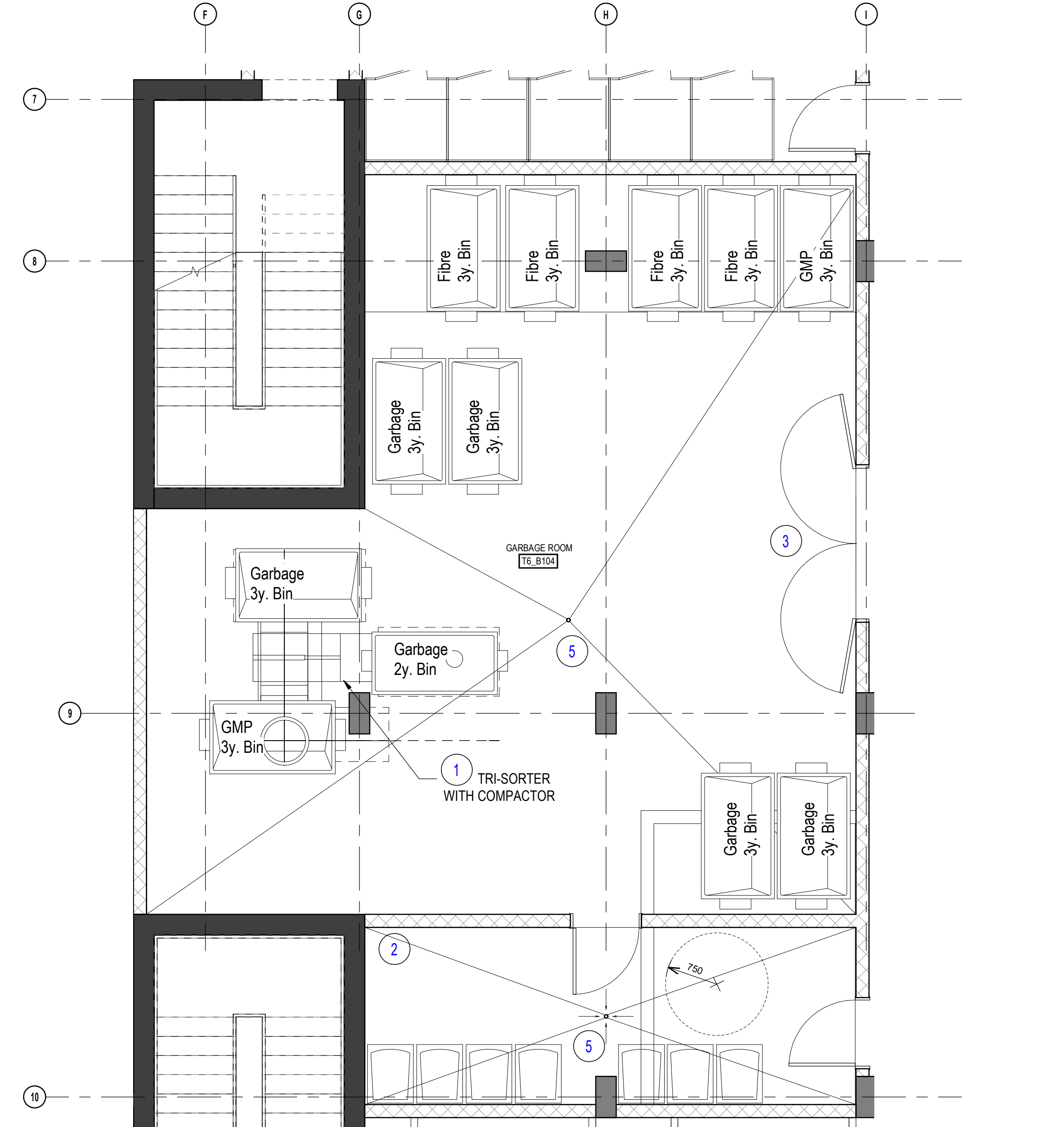
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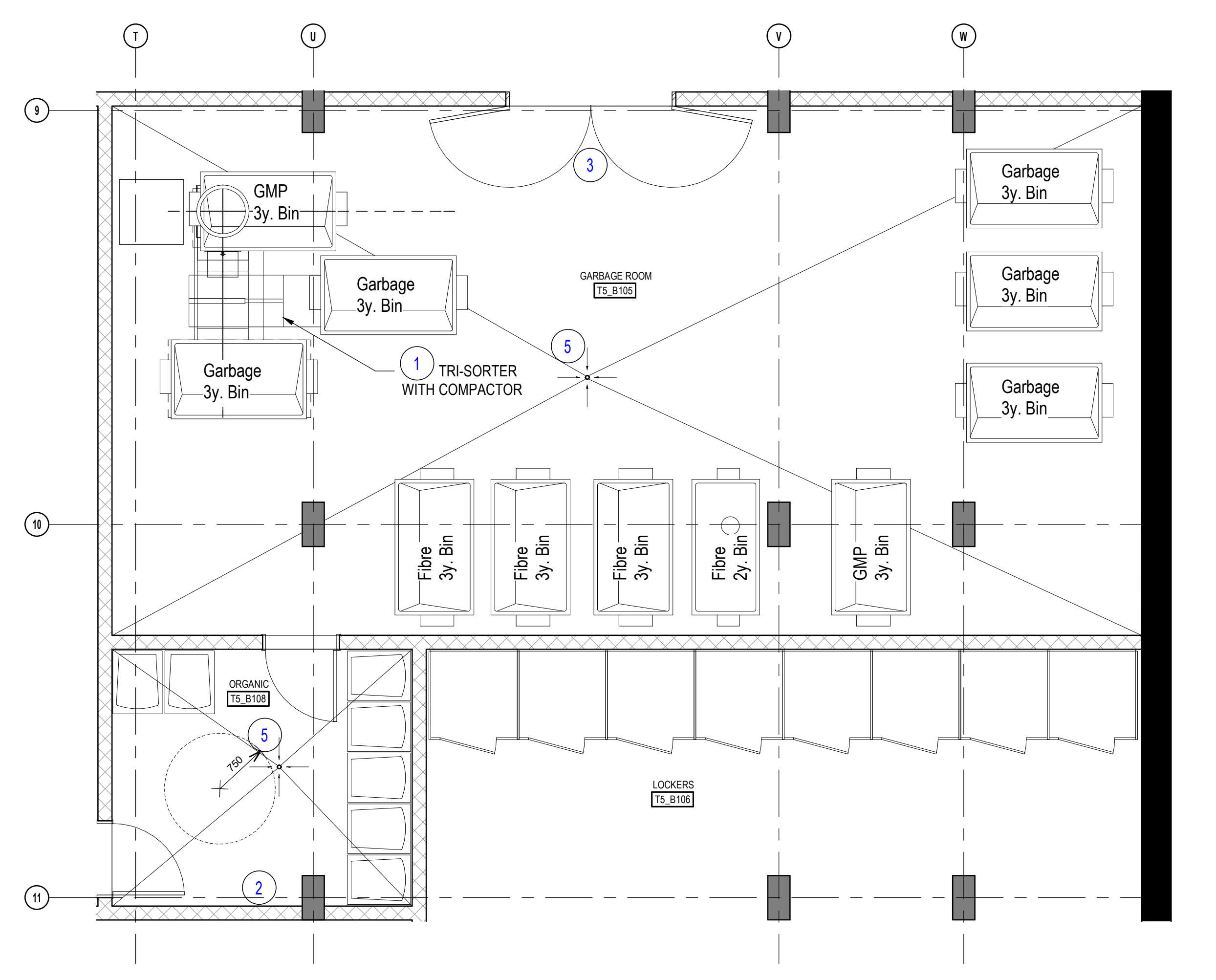
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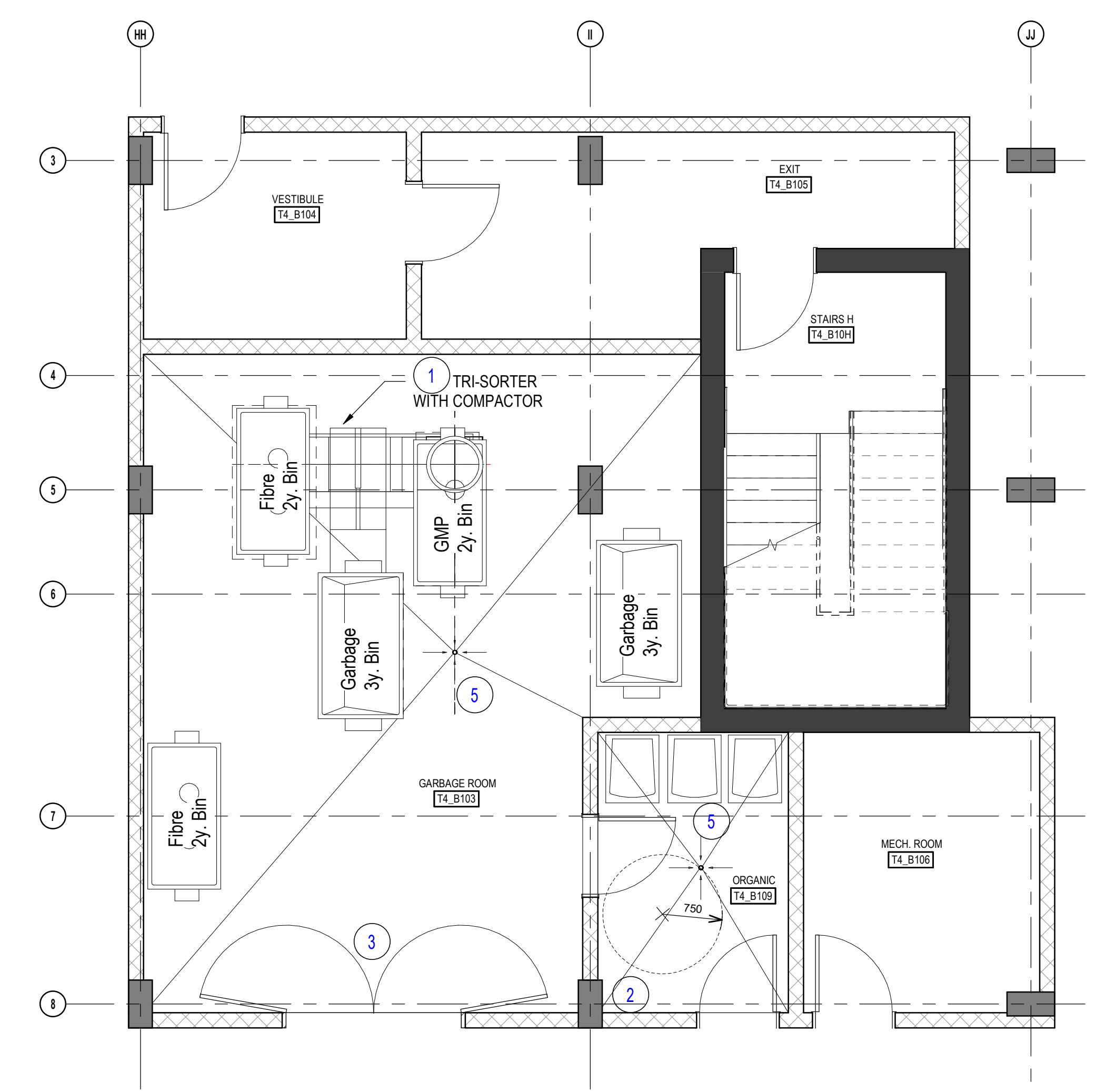
SCEAU / Seal



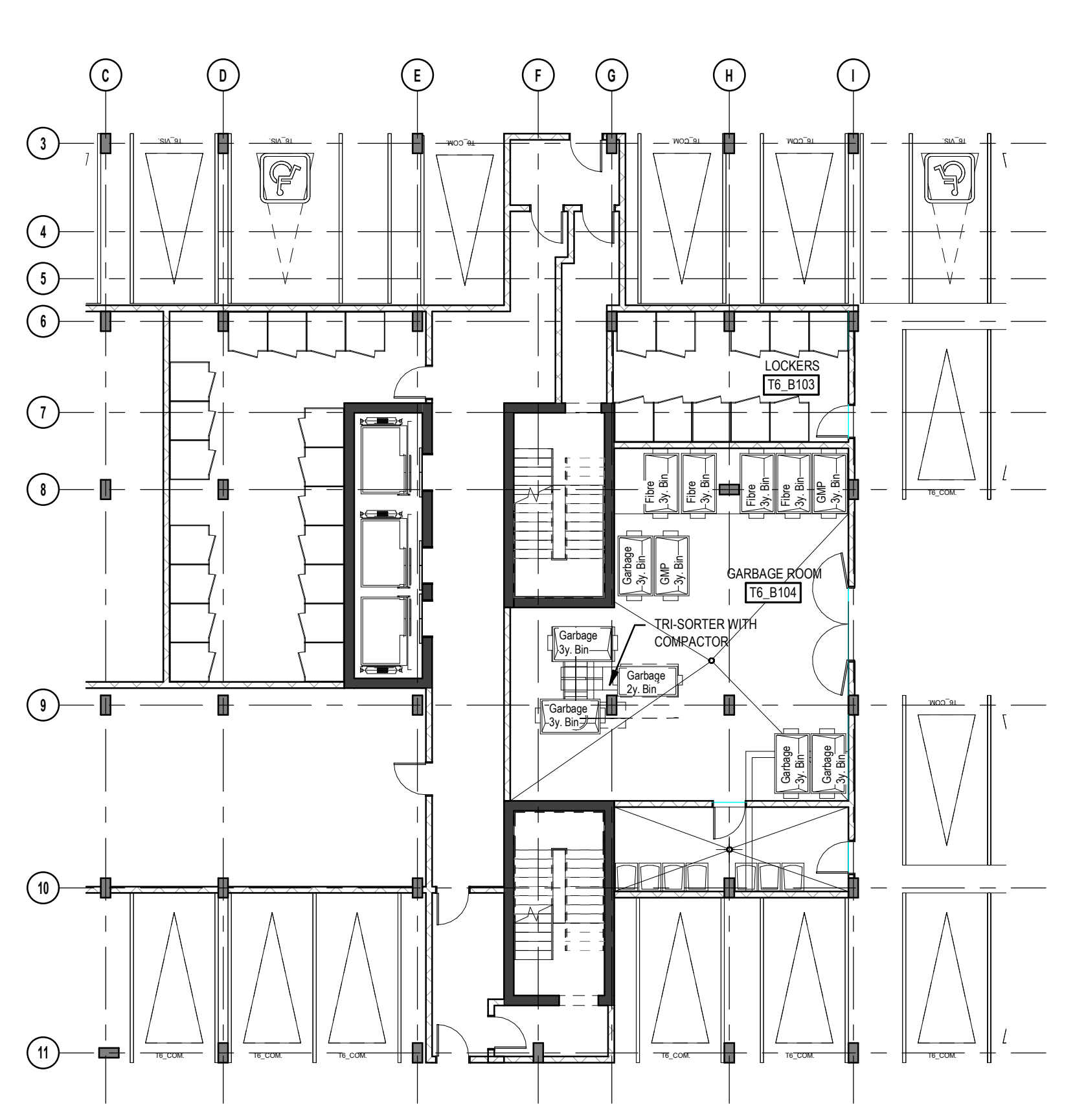
BASEMENT 1_GARBAGE ROOM_TOWER 6_ENLARGED
 1:50 A104



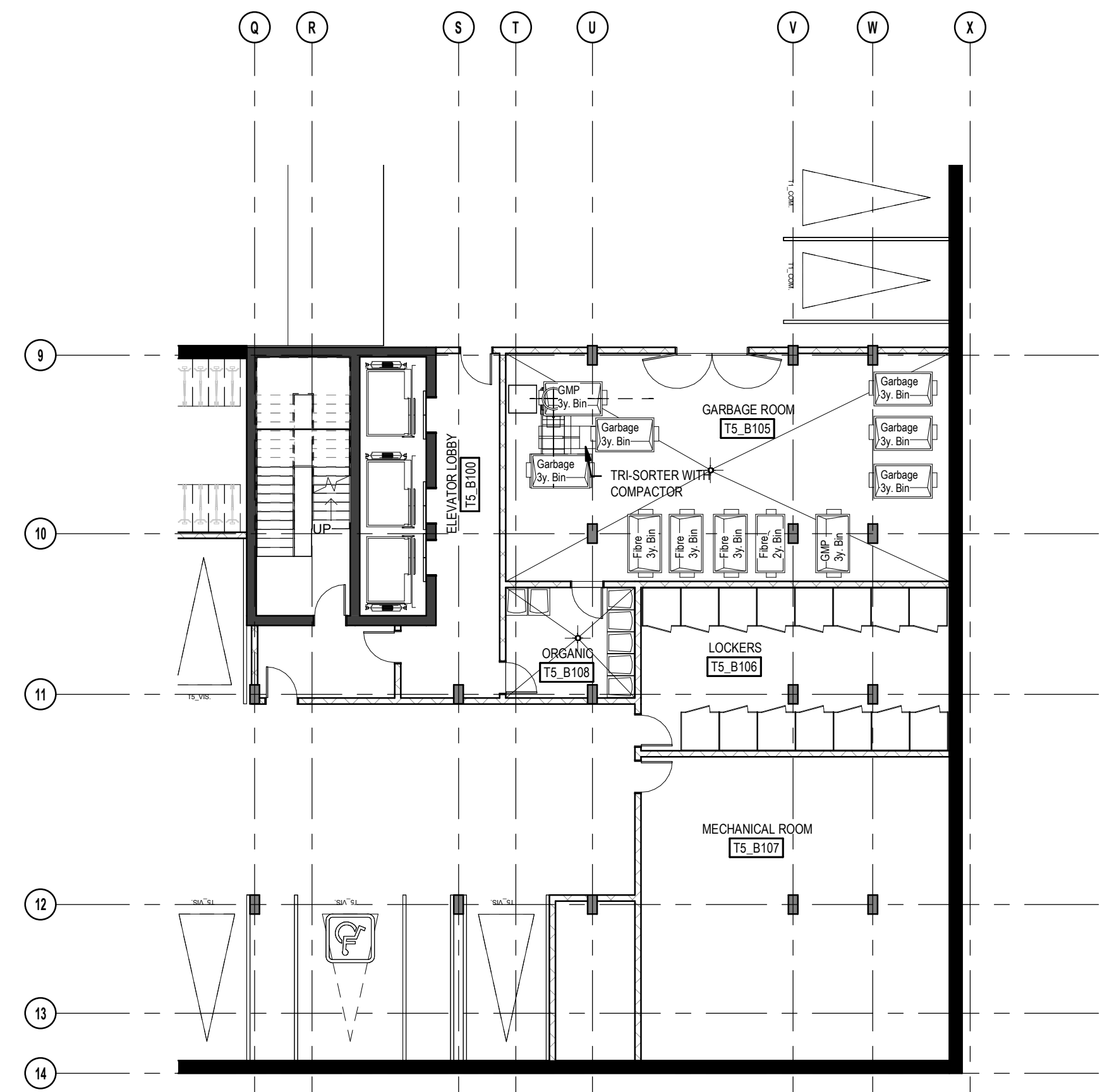
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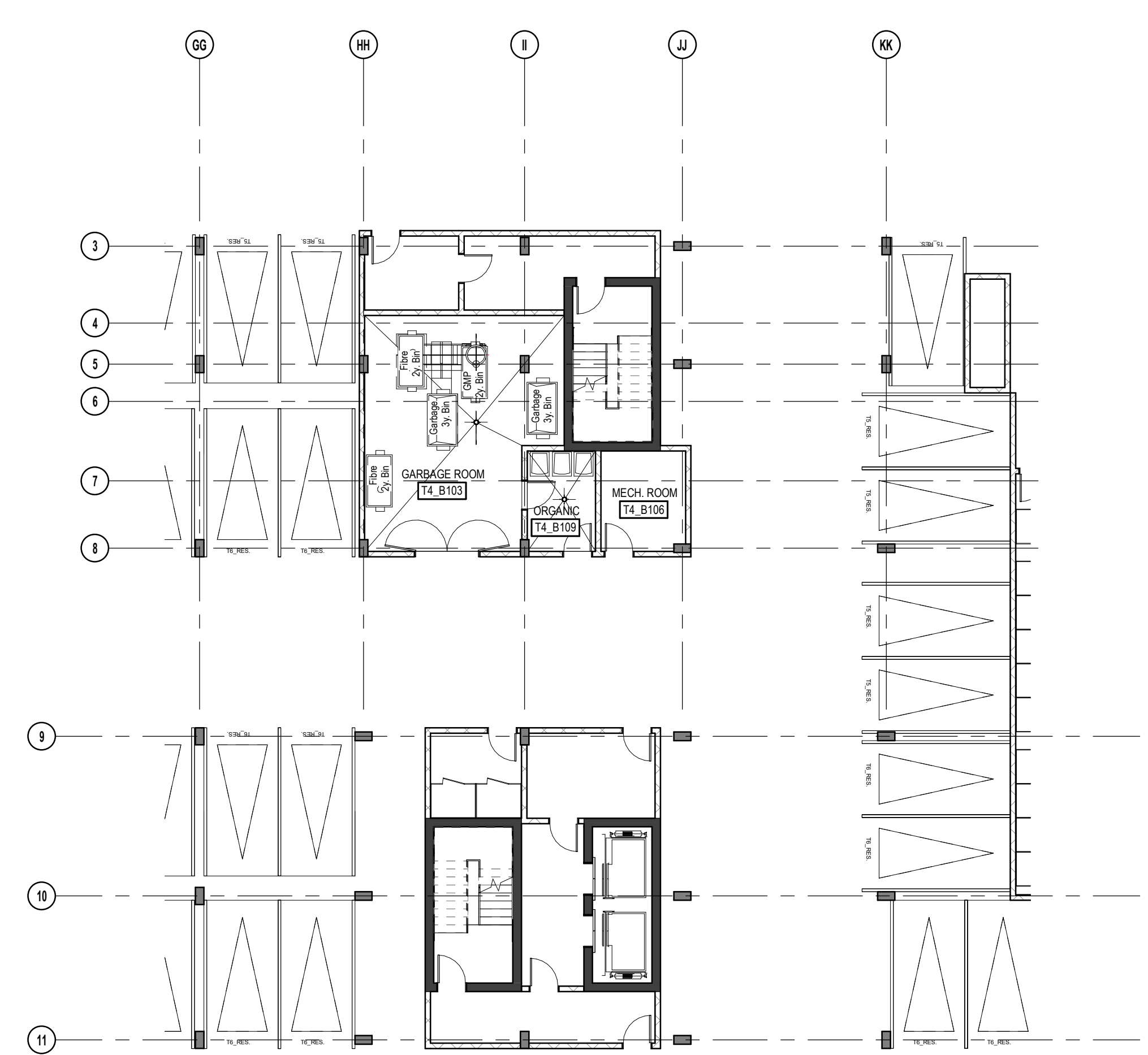
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 1:50 A104



BASEMENT 1_GARBAGE ROOM_TOWER 6
 1:150 A104



BASEMENT 1_GARBAGE ROOM_TOWER 5
 1:150 A104



BASEMENT 1_GARBAGE ROOM_TOWER 4
 1:150 A104

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OUVRAGE - Project
BASELINE TOWER 4-5-6

EMPLACEMENT - Location NO. PROJET / NO. PROJECT: **12762.00**
2346 BASELINE ROAD, OTTAWA, ON

NO. RÉVISION / REVISION DATE (aa-mm-jj) / DATE (aa-mm-jj)
 1. FOR INTERNAL REVIEW: FP 24-04-2023
 2. FOR SITE PLAN APPLICATION 25-06-2023

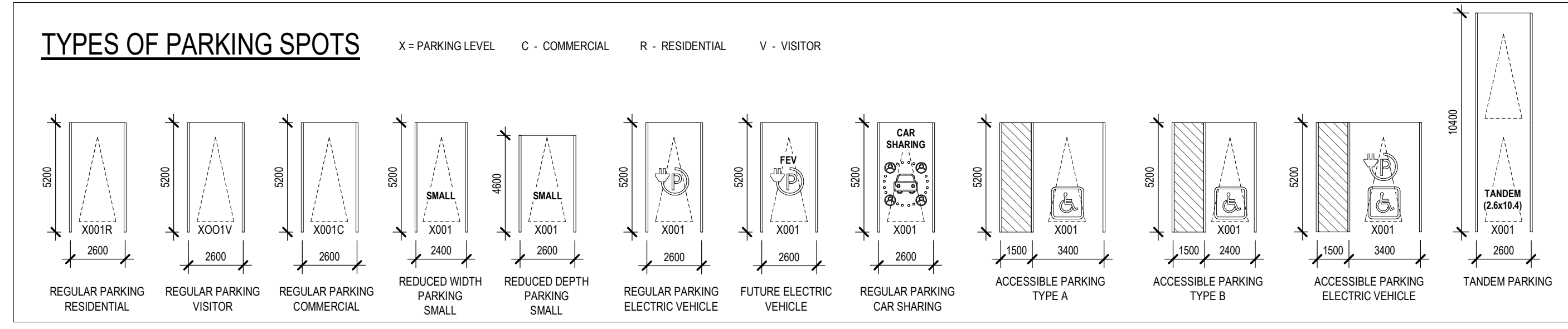
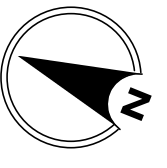
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CB/AT **CB**

DATE (aa-mm-jj) **ÉCHELLE / Scale**
23/04/21 **As**

TITRE DU DESSIN / Drawing Title **indicated**
WASTE MANAGEMENT

RÉVISION / Revision NO. DESSIN / Dwg Number
2 **A104**

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PARKING SPACES SCHEDULE B2

Count	Type
B2_T4	RESIDENTIAL - 2600mmx5200mm
B2_T5	RESIDENTIAL - 2600mmx5200mm
2	RESIDENTIAL REDUCED - 2600mmx4800mm
38	VISITOR - 2600mmx5200mm
B2_T6	RESIDENTIAL - 2600mmx5200mm
5	VISITOR - 2600mmx5200mm
B1	RESIDENTIAL - 2600mmx5200mm

PARKING LEGEND

- PEDESTRIAN AREA
- 2100mm MIN VERTICAL CLEARANCE AREA
- VEHICLE ACCESS RAMP
- LOW POINT
- HIGH POINT
- FLOOR DRAIN
- RESIDENTIAL PARKING
- VISITOR PARKING
- COMMERCIAL PARKING
- UNIVERSAL ACCESSIBILITY PARKING
- ELECTRICAL VEHICLE CHARGING STATION
- FUTURE ELECTRIC VEHICLE PARKING
- CAR SHARING
- CAR SHARING
- SMALL CAR PARKING DESIGNATION STALL PARKING WITH MOUNTED SIGNAGE
- TANDEM PARKING

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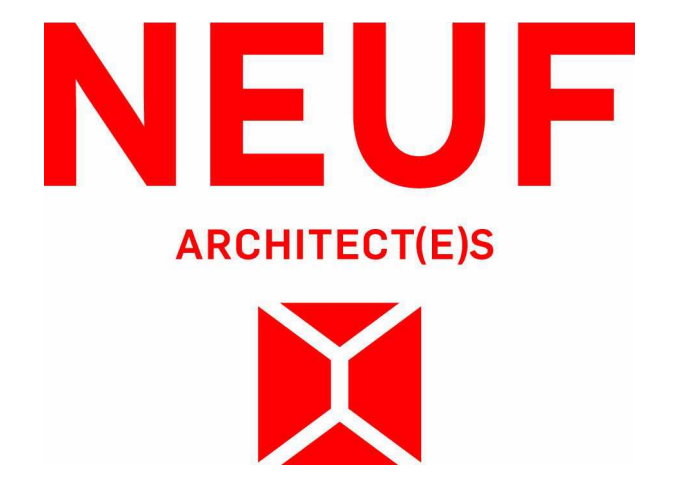
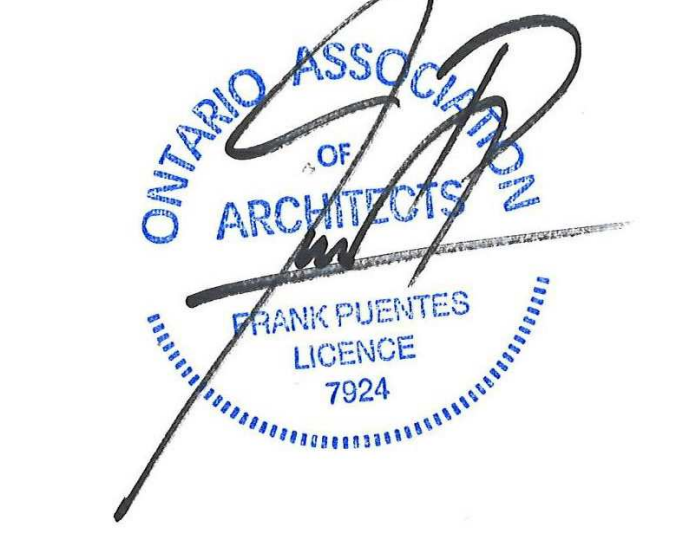
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OUVRAGE - Project
BASELINE TOWER 4-5-6

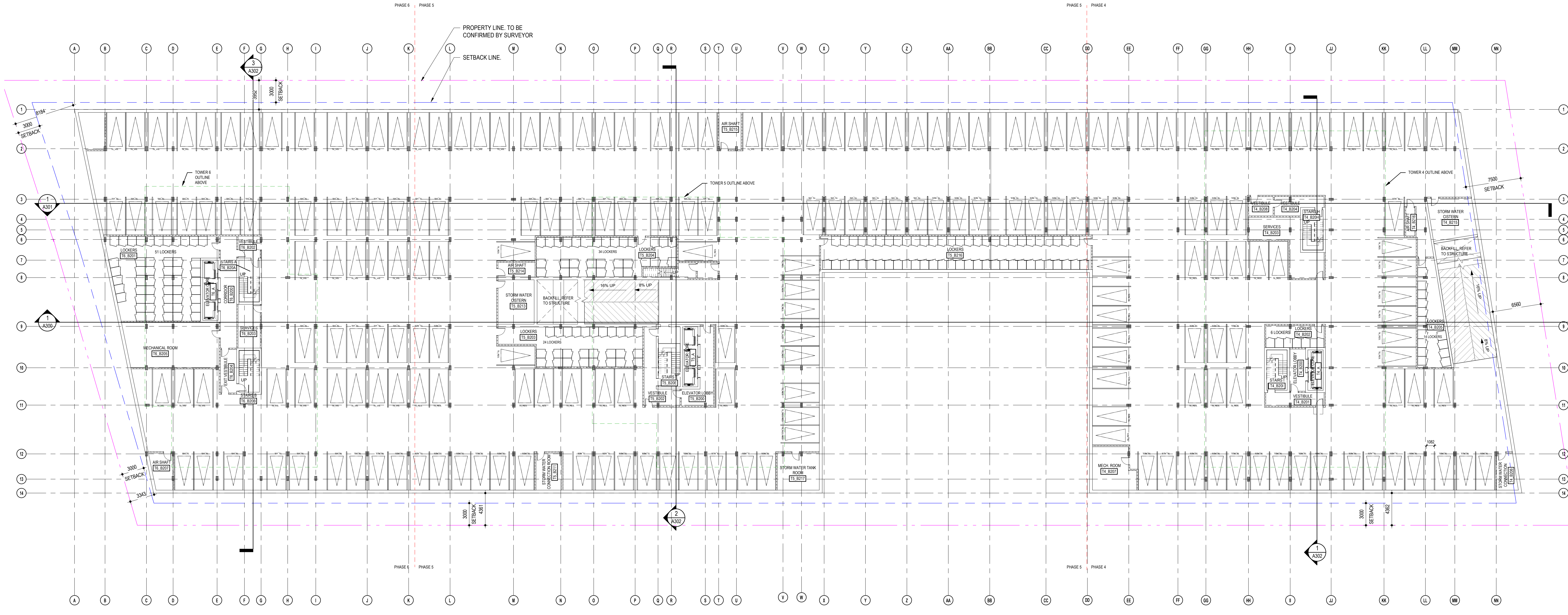
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2946 BASELINE ROAD, OTTAWA, ON

NO	REVISION	DATE (aa-mm-jj)
1	FOR INTERNAL REVIEW - FP	24-04-2023
2	FOR SITE PLAN APPLICATION	25-05-2023

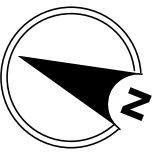
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 TITRE DU DESSIN Drawing Title **indicated**

GENERAL BASEMENT 2 PLAN

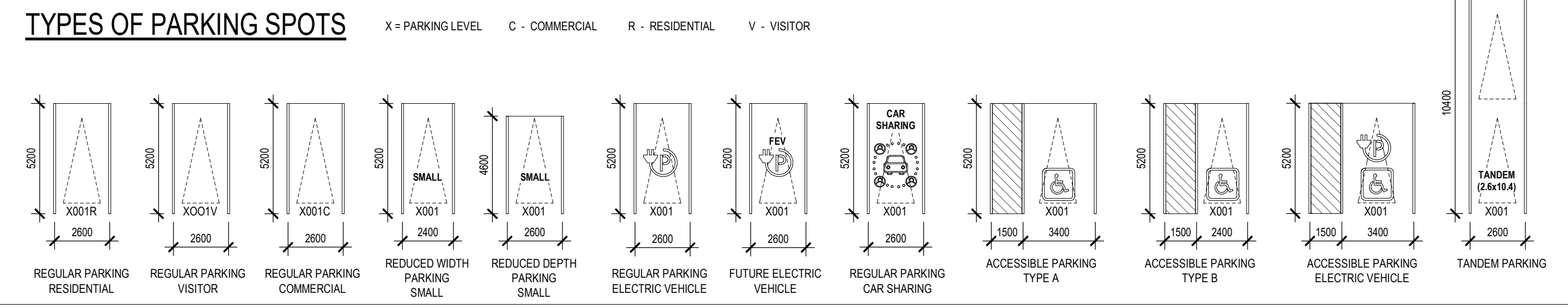
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GENERAL BASEMENT 2 PLAN
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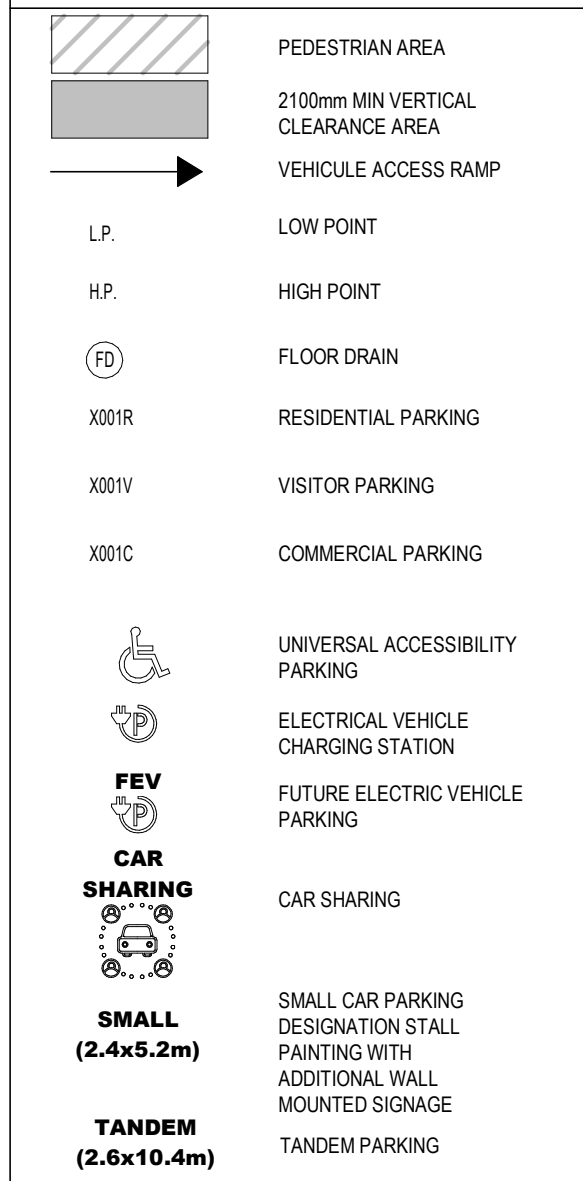
TYPES OF PARKING SPOTS



BIKE SCHEDULE B1	
Count	Type
B1 T6	BIKE
230	

PARKING SPACES SCHEDULE B1	
Count	Type
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27	RESIDENTIAL - 2600mmx5200mm
36	RESIDENTIAL - 2600mmx5200mm
B1 T5	COMMERCIAL - 2600mmx5200mm
61	COMMERCIAL - 2600mmx5200mm
13	VISITOR - 2600mmx5200mm
1	3400mmx5200mm HANDICAP
3	3400mmx5200mm HANDICAP
2	2400mmx5200mm HANDICAP
B1 T6	COMMERCIAL - 2600mmx5200mm
53	COMMERCIAL - 2600mmx5200mm
6	VISITOR - 2600mmx5200mm
3	3400mmx5200mm HANDICAP
1	2400mmx5200mm HANDICAP
3	2400mmx5200mm HANDICAP

PARKING LEGEND



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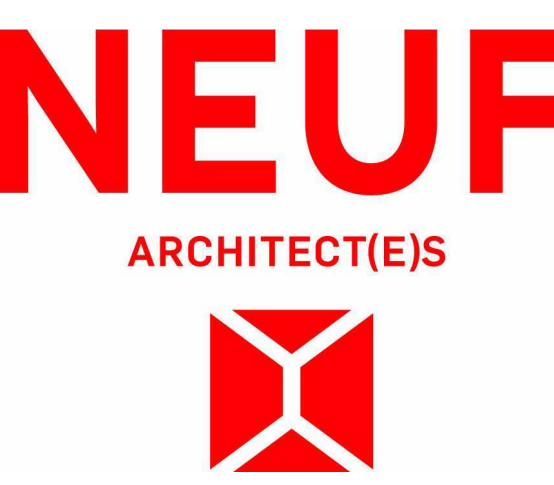
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SCAUX / Seal



OUVRAGE / Project
BASELINE TOWER 4-5-6

EMPLACEMENT / Location
2946 BASELINE ROAD, OTTAWA, ON

NO PROJET No. **12762.00**

NO REVISION / DATE (aa-mm-jj)
 1. FOR INTERNAL REVIEW / 26-06-2023
 2. FOR SITE PLAN APPLICATION / 26-06-2023

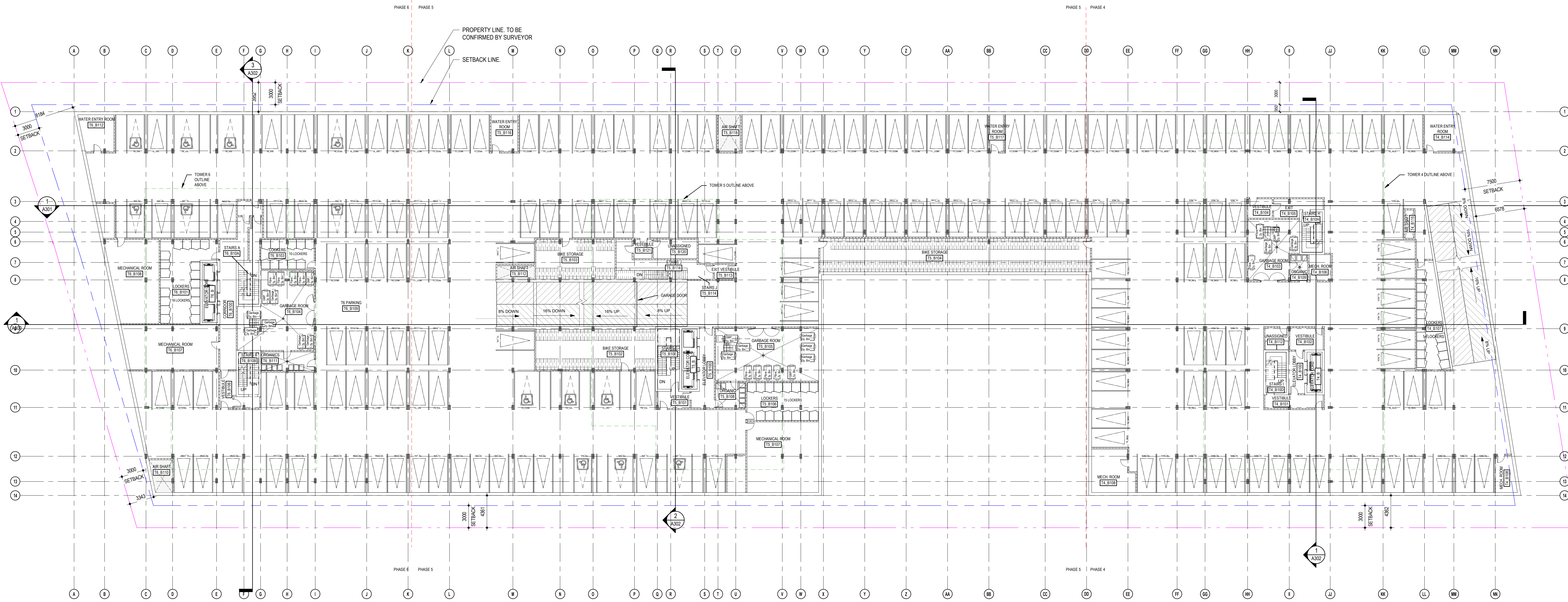
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DATE (aa-mm-jj) **23/04/21** ECHELLE / Scale **As**

TITRE DU DESSIN / Drawing Title **indicated**

GENERAL BASEMENT 1 PLAN

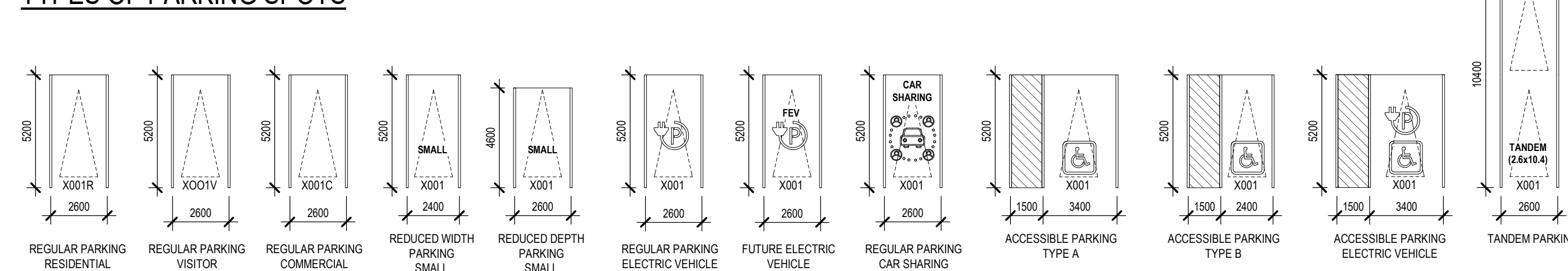
REVISION / Revision **2** NO DESSIN / Drawing Number **A202**



GENERAL BASEMENT 1 PLAN
1:200



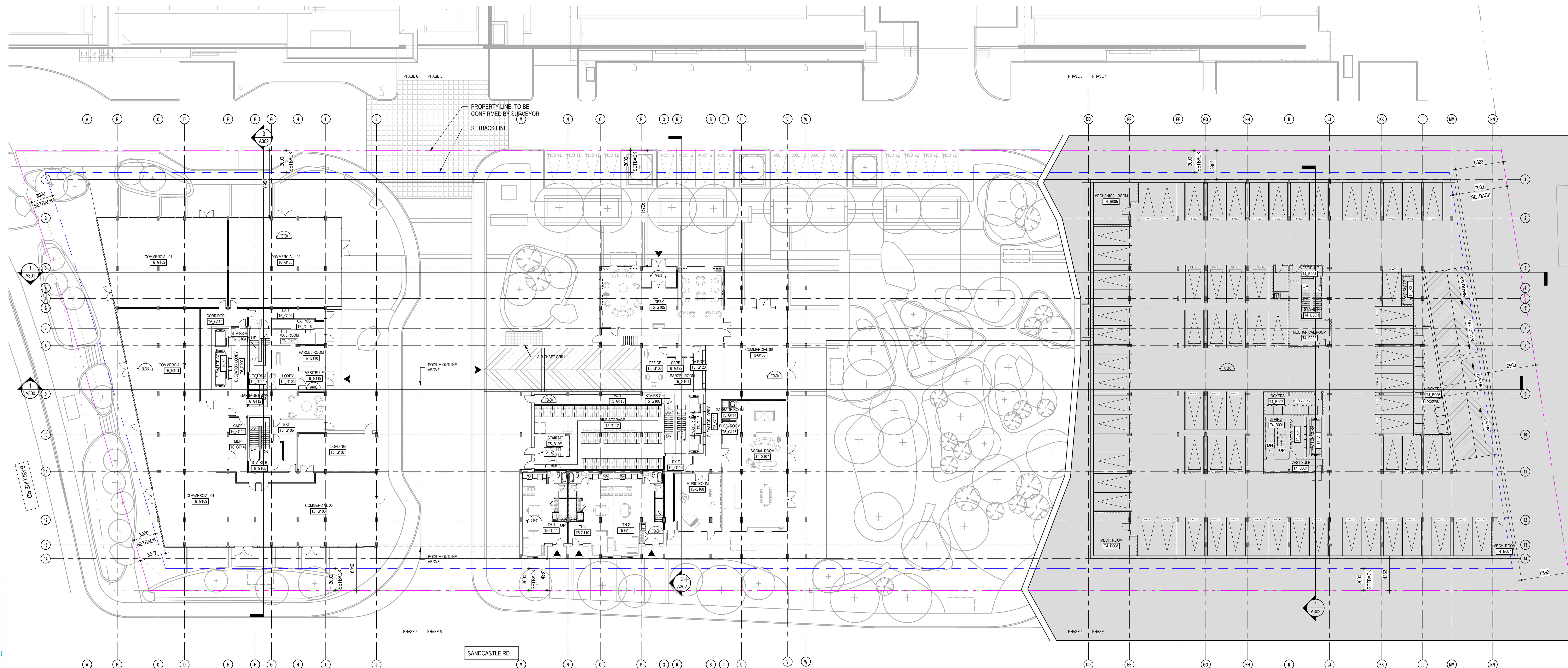
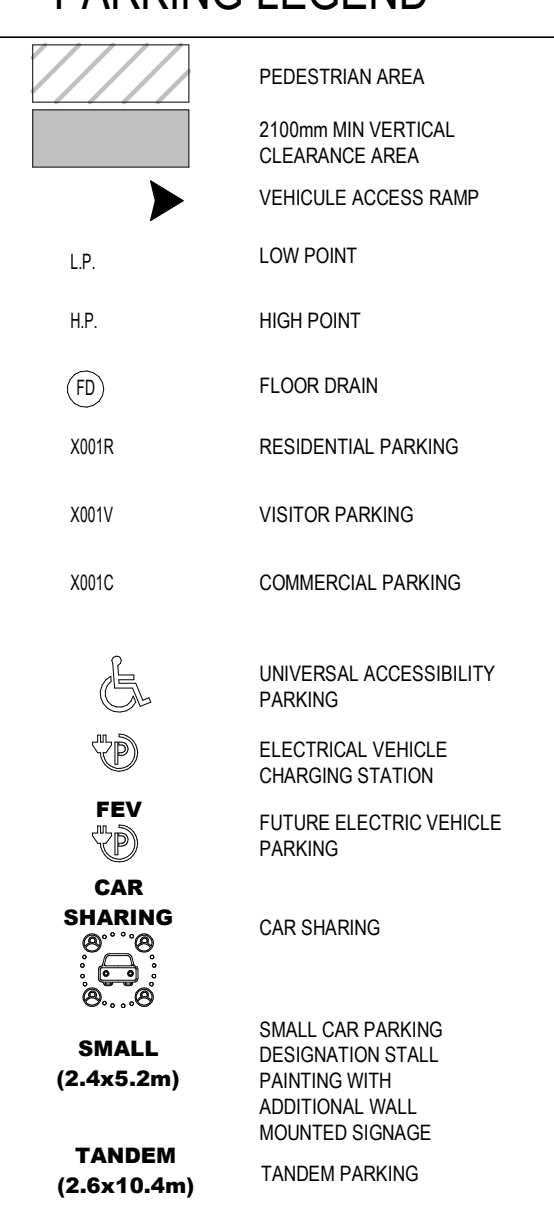
TYPES OF PARKING SPOTS



BIKE SCHEDULE GF	
Count	Type
GF T5	BIKE
B3	BIKE

PARKING SPACES SCHEDULE GF1 / B0, T4	
Count	Type
B0 T4	RESIDENTIAL - 2600mmx5200mm
35	RESIDENTIAL - 2600mmx5200mm
18	VISITOR - 2600mmx5200mm
1	COMMERCIAL - 2600mmx5200mm
13	RESIDENTIAL - 2600mmx5200mm

PARKING LEGEND



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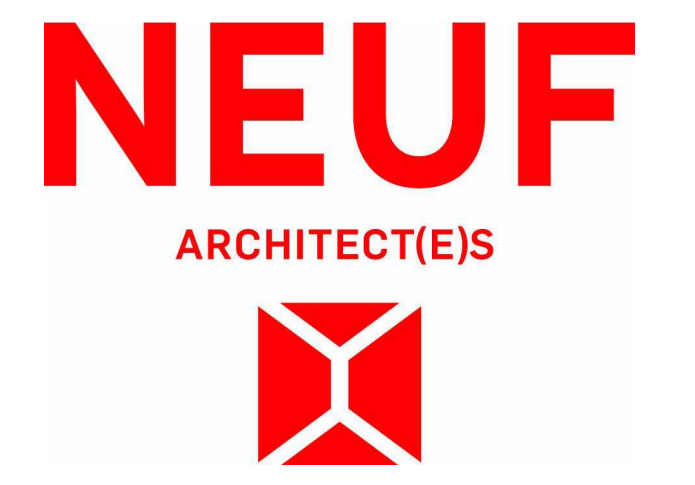
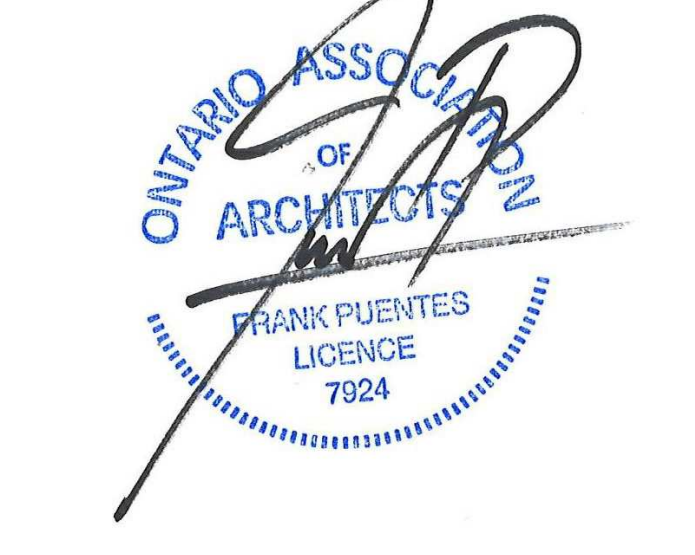
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OUVRAGE - Project
BASELINE TOWER 4-5-6

EMPLACEMENT - Location
2346 BASELINE ROAD, OTTAWA, ON

NO. PROJET No.
12762.00

NO. RÉVISION **DATE (aa-mm-jj)**

1. FOR INTERNAL REVIEW - FP 24-04-2023

2. FOR SITE PLAN APPLICATION 25-06-2023

DESIGNÉ PAR - Drawn by **VÉRIFIÉ PAR - Checked by**
CB/AT/SN **CB**

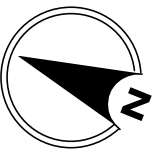
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23/04/21 **As Indicated**

TITRE DU DESSIN - Drawing Title
GROUND FLOOR 1 PLAN

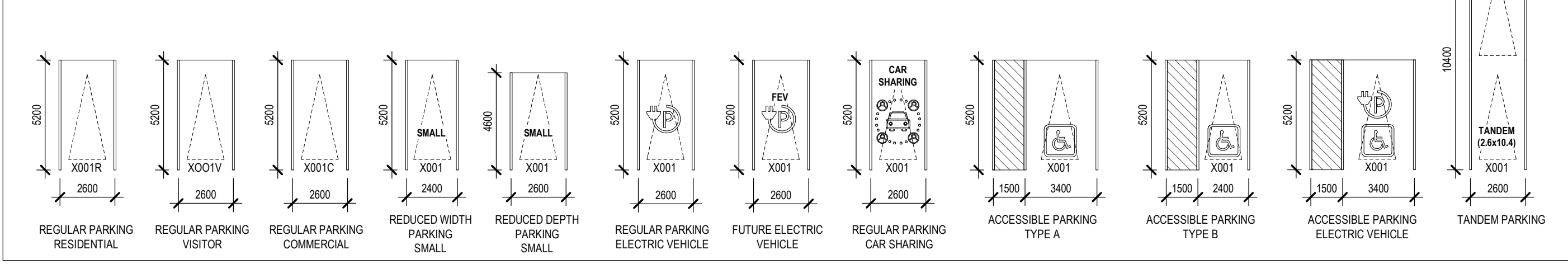
GENERAL GROUND FLOOR 1 PLAN

1:200

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TYPES OF PARKING SPOTS



BIKE SCHEDULE_GF2	
Count	Type
GF2_T5	BIKE
94	BIKE

PARKING SPACES SCHEDULE GF2_T4	
Count	Type
GF2_T4	
14	COMMERCIAL 2600mmx5200mm
1	3400mmx5200mm HANDICAP
1	3400mmx5200mm HANDICAP
2	2400mmx5200mm HANDICAP

PARKING LEGEND

- PEDESTRIAN AREA
- 2100mm MIN VERTICAL CLEARANCE AREA
- VEHICLE ACCESS RAMP
- LOW POINT
- HIGH POINT
- FLOOR DRAIN
- RESIDENTIAL PARKING
- VISITOR PARKING
- COMMERCIAL PARKING
- UNIVERSAL ACCESSIBILITY PARKING
- ELECTRICAL VEHICLE CHARGING STATION
- FUTURE ELECTRIC VEHICLE PARKING
- CAR SHARING
- CAR SHARING
- SMALL CAR PARKING
- RESERVATION STALL
- PARTING WITH
- ADDITIONAL WALL
- MOUNTED SIGNAGE
- TANDEM PARKING

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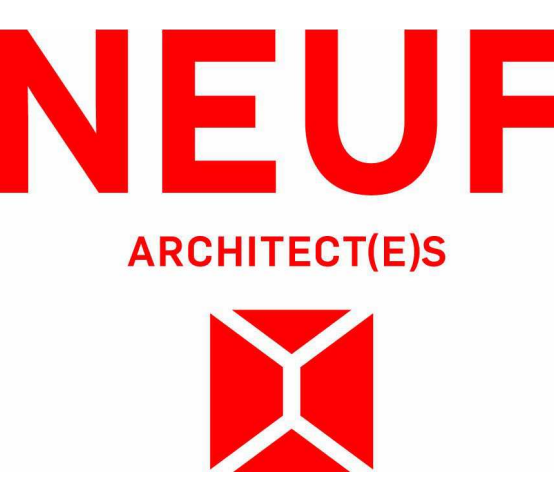
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T: 613 243 7162 Email: info@brigil.com, neuf@brigil.com

OUVRAGE / Project

BASLINE TOWER 4-5-6

EMPLACEMENT / Location NO PROJET No.
2346 BASLINE ROAD, OTTAWA, ON **12762.00**

NO	REVISION	DATE (aa-mm-jj)
1	FOR INTERNAL REVIEW - FP	24-04-2023
2	FOR SITE PLAN APPLICATION	25-05-2023

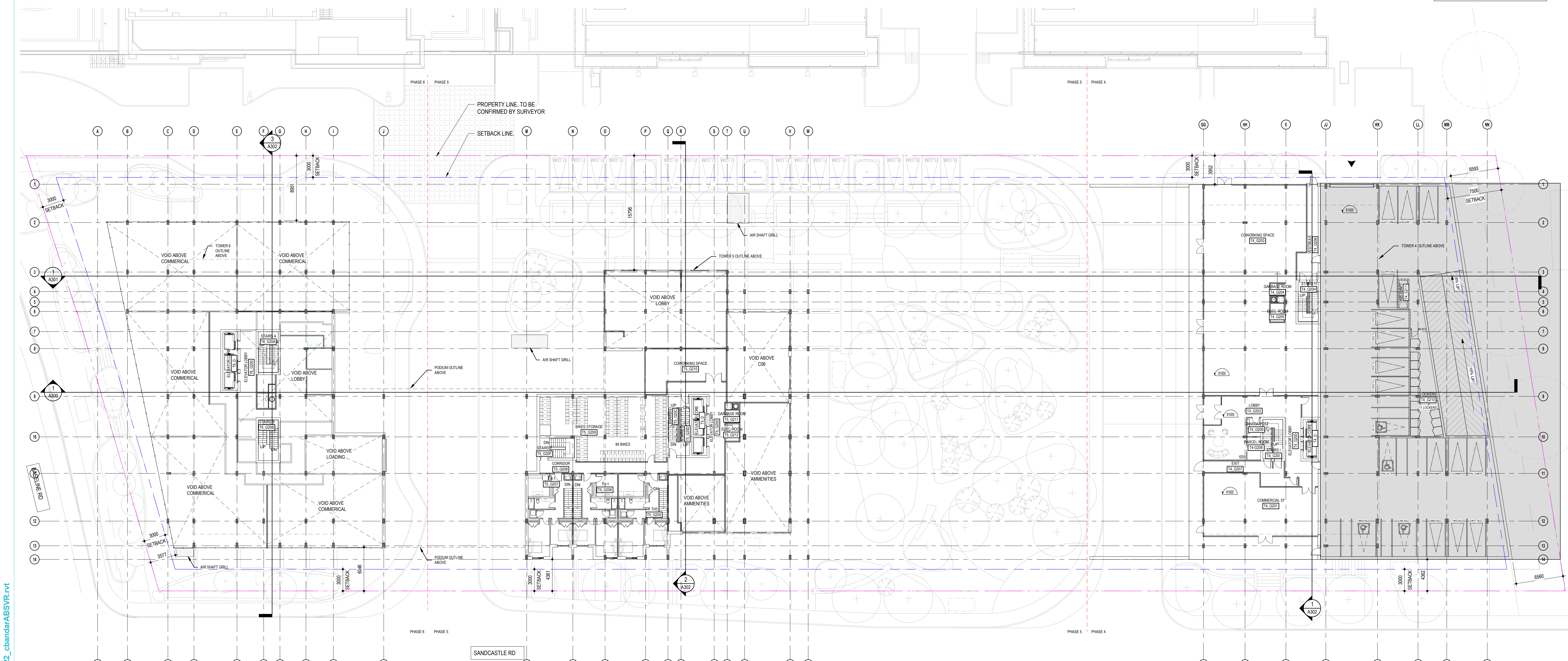
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CB/AT/STN **CB**

DATE (aa-mm-jj) ECHELLE / Scale
23/04/21 **As**

TITRE DU DESSIN / Drawing Title
indicated

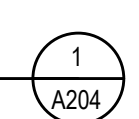
GROUND FLOOR 2 PLAN

RÉVISION / Revision NO DESSIN / Drawing Number
2 **A204**

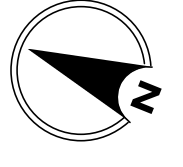


GENERAL GROUND FLOOR 2 PLAN

1:200



1
A204



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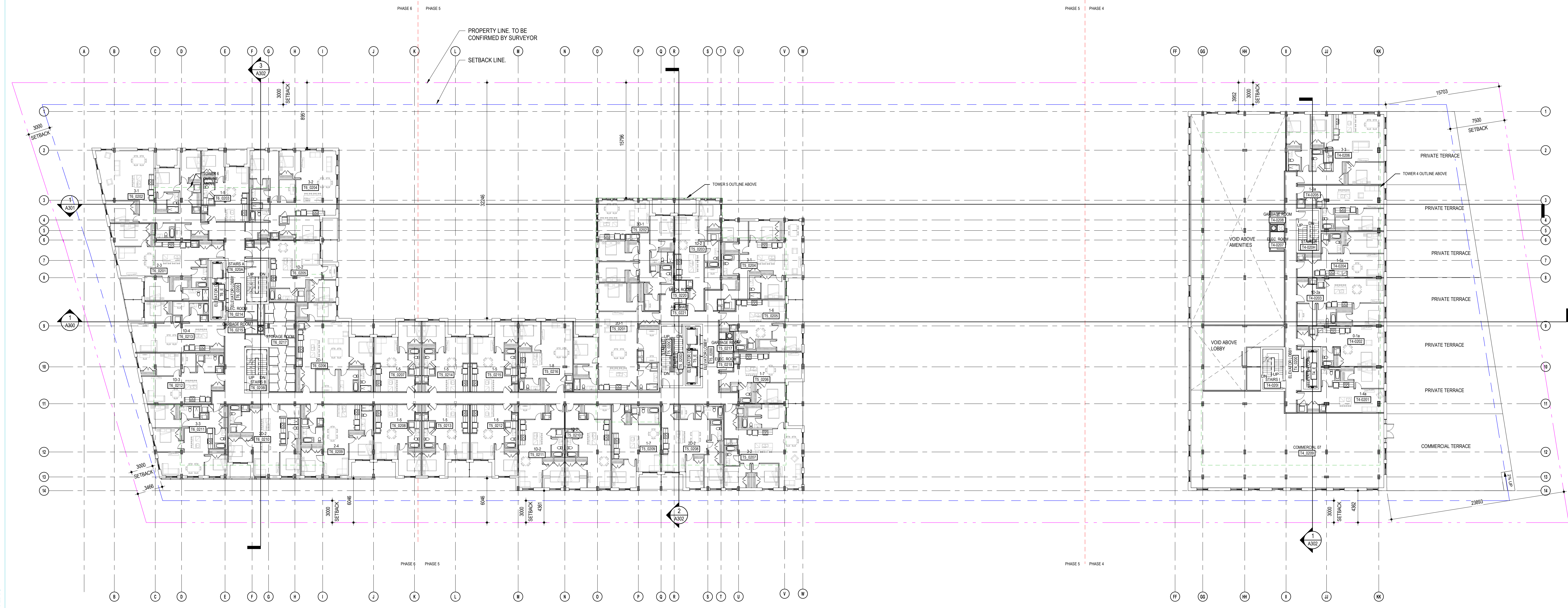
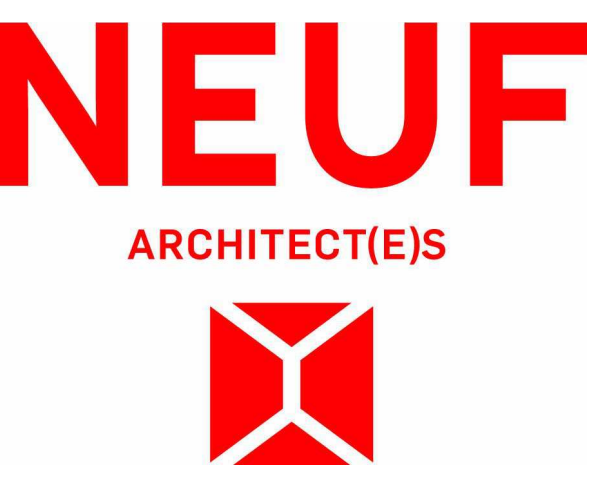
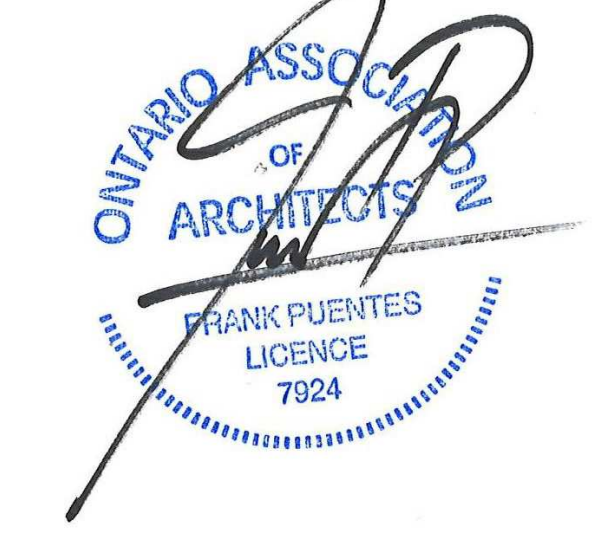
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OUVRAGE / Project
BASELINE TOWER 4-5-6

EMPLACEMENT / Location
2946 BASELINE ROAD, OTTAWA, ON

NO. PROJET No.
12762.00

NO.	REVISION	DATE (aa-mm-jj)
1	FOR INTERNAL REVIEW - FP	24-04-2023
2	FOR SITE PLAN APPLICATION	25-04-2023

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DATE (aa-mm-jj)
23/04/21

ECHELLE / Scale
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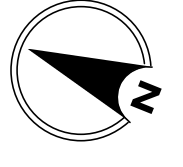
TITRE DU DESSIN / Drawing Title
GENERAL 2ND FLOOR

REVISION / Revision
2

NO. DESSIN / Drawing Number
A205

GENERAL 2ND FLOOR PLAN
 1:200

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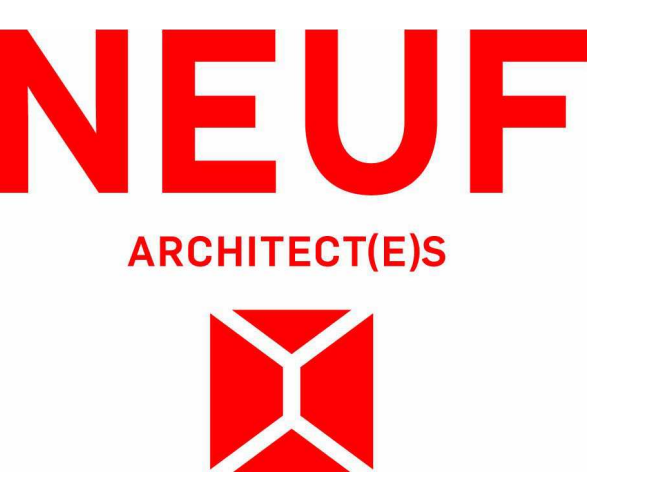
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OUVRAGE / Project
BASELINE TOWER 4-5-6

EMPLACEMENT / Location
2946 BASELINE ROAD, OTTAWA, ON

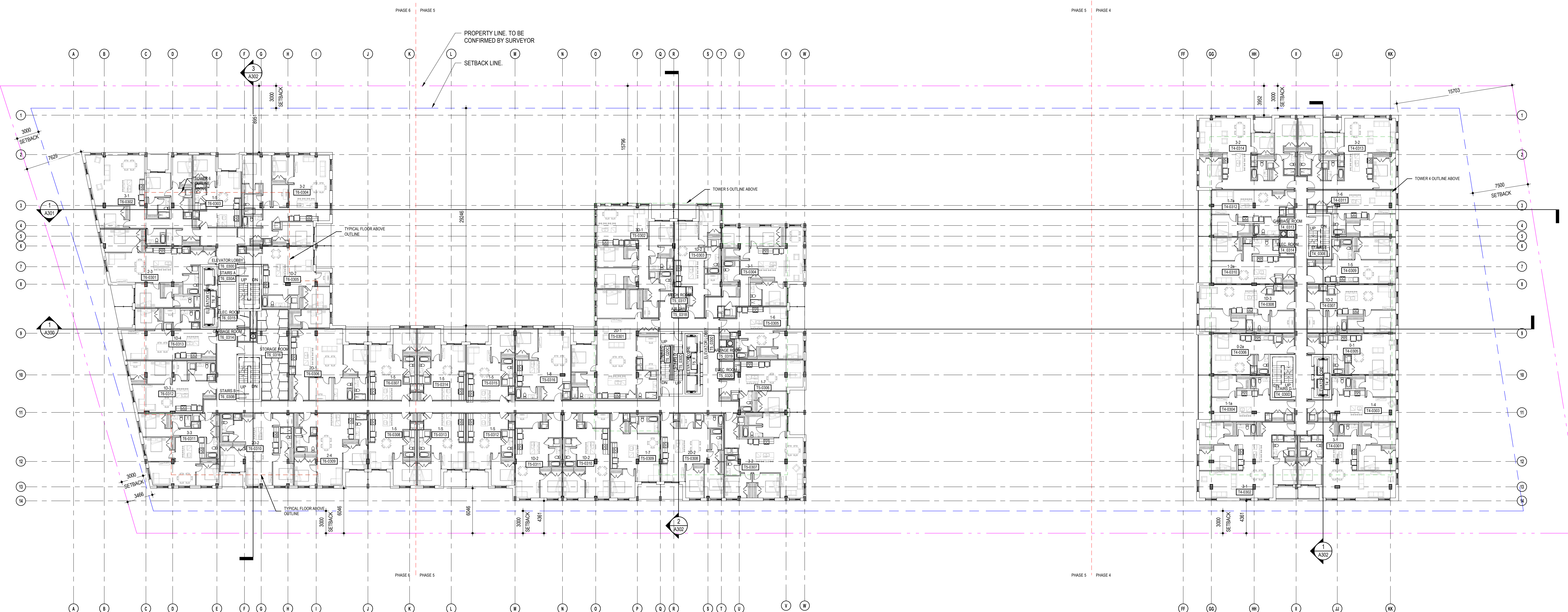
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23/04/21 **1 : 200**

TITRE DU DESSIN / Drawing Title
GENERAL TYPICAL PODIUM

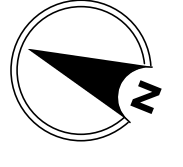
RÉVISION / Revision **NO. DESSIN / Drawing Number**
2 **A206**



GENERAL TYPICAL PODIUM

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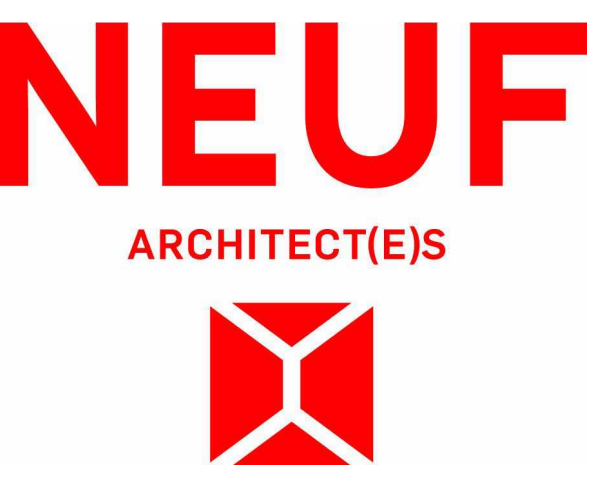
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OUVRAGE / Project
BASELINE TOWER 4-5-6

EMPLACEMENT / Location
2946 BASELINE ROAD, OTTAWA, ON

NO PROJET No.
12762.00

NO	REVISION	DATE (aa-mm-jj)
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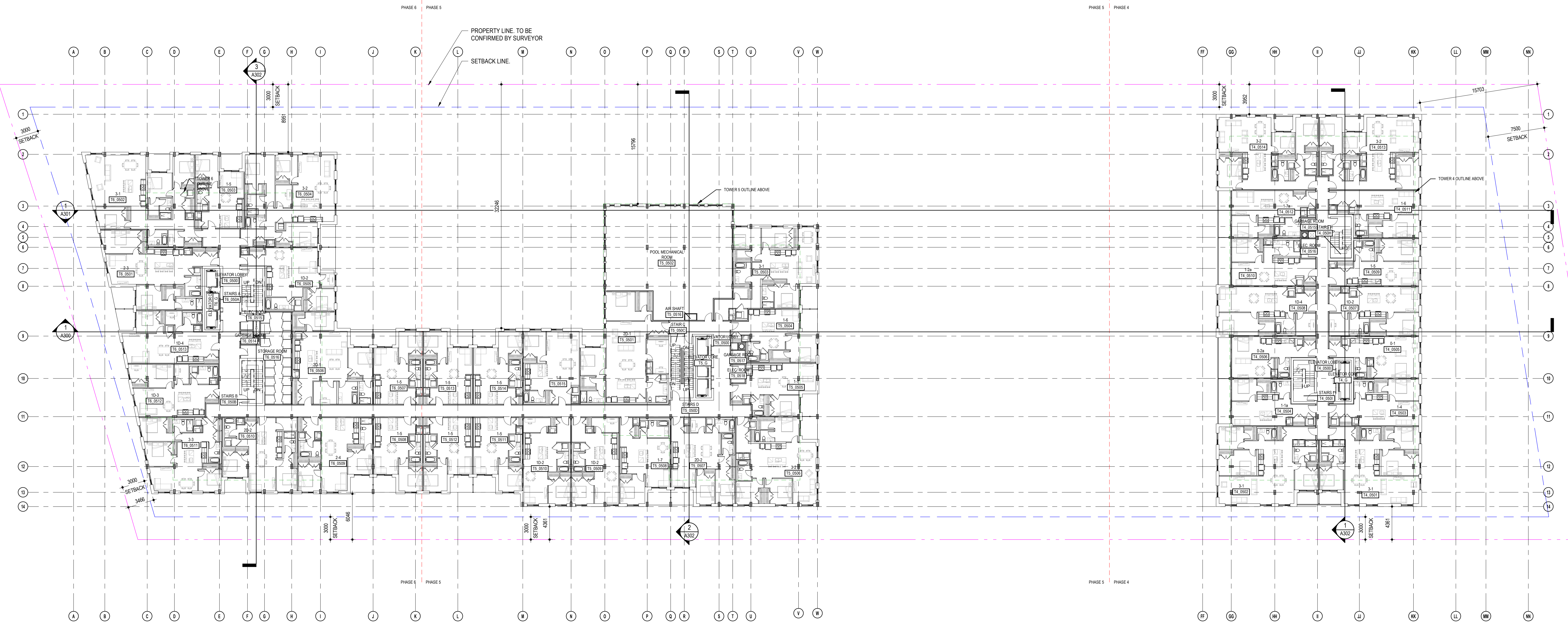
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23/04/21

ECHELLE / Scale
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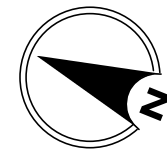
TITRE DU DESSIN / Drawing Title
GENERAL 5TH FLOOR PLAN

REVISION / Revision
2

NO DESSIN / Drawing Number
A207



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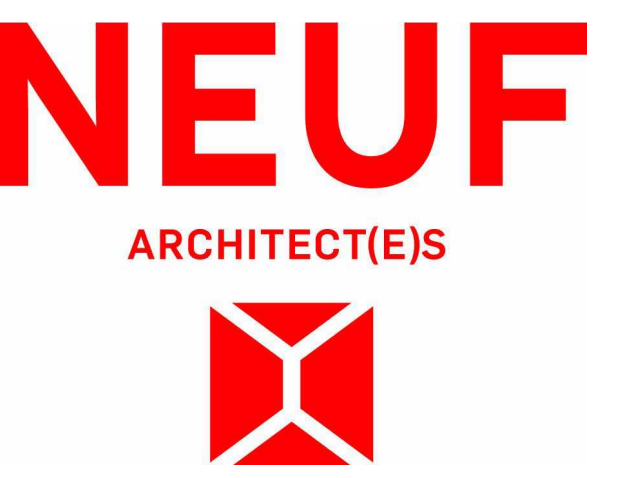
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OUVRAGE / Project

BASELINE TOWER 4-5-6

EMPLACEMENT / Location
2946 BASELINE ROAD, OTTAWA, ON

NO PROJET No.
12762.00

NO	REVISION	DATE (aa-mm-jj)
1	FOR INTERNAL REVIEW - FP	24-04-2023
2	FOR SITE PLAN APPLICATION	25-05-2023

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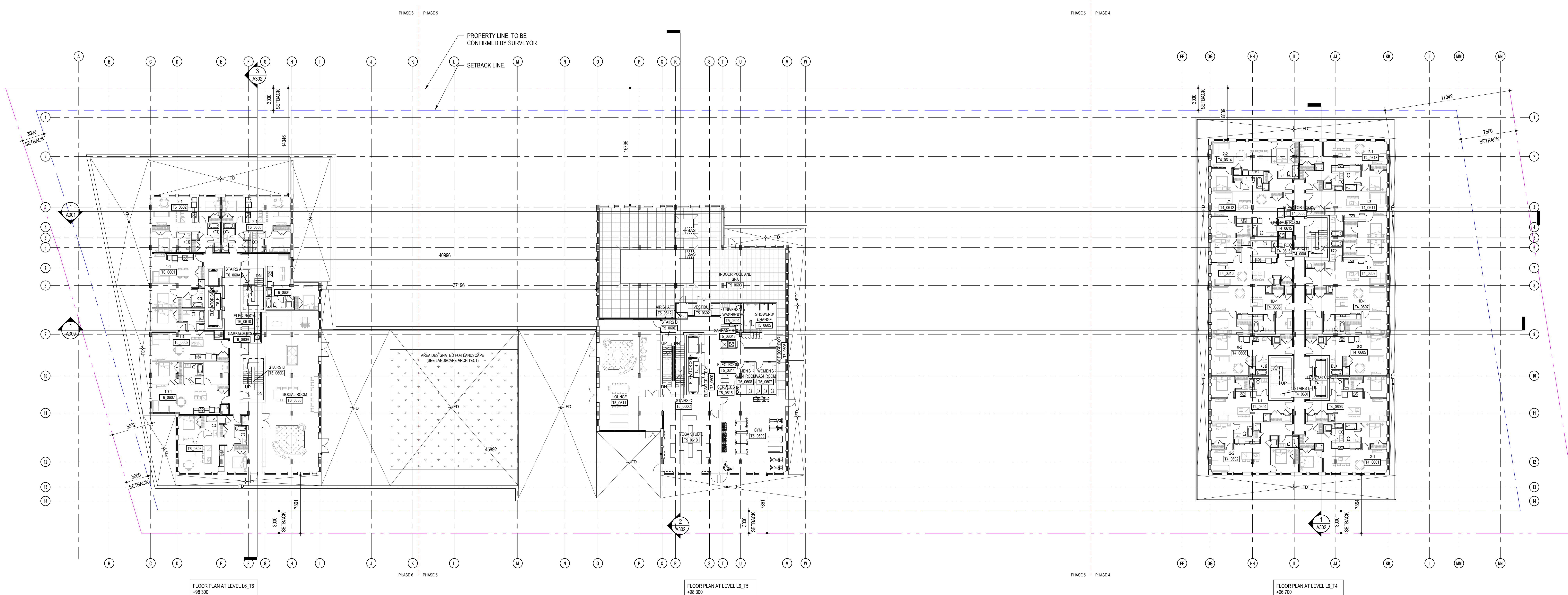
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23/04/21

ECHELLE / Scale
1 : 200

TITRE DU DESSIN / Drawing Title
GENERAL AMENITIES FLOOR PLAN

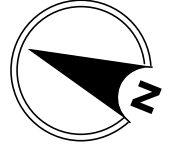
REVISION / Revision
2

NO DESSIN / Drawing Number
A208



GENERAL AMENITIES FLOOR PLAN
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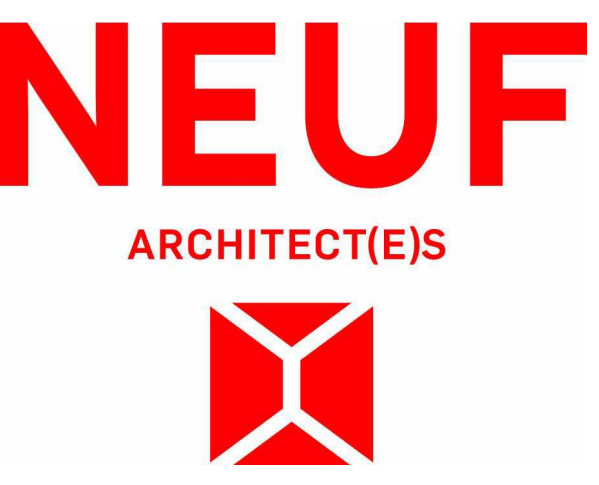
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OUVRAGE / Project
BASELINE TOWER 4-5-6

EMPLACEMENT / Location
2946 BASELINE ROAD, OTTAWA, ON

NO PROJET No.
12762.00

NO	REVISION	DATE (aa-mm-jj)
1	FOR INTERNAL REVIEW - FP	24-04-2023
2	FOR SITE PLAN APPLICATION	25-05-2023

DESSINÉ PAR / Drawn by
CB/AT/STN

VÉRIFIÉ PAR / Checked by
CB

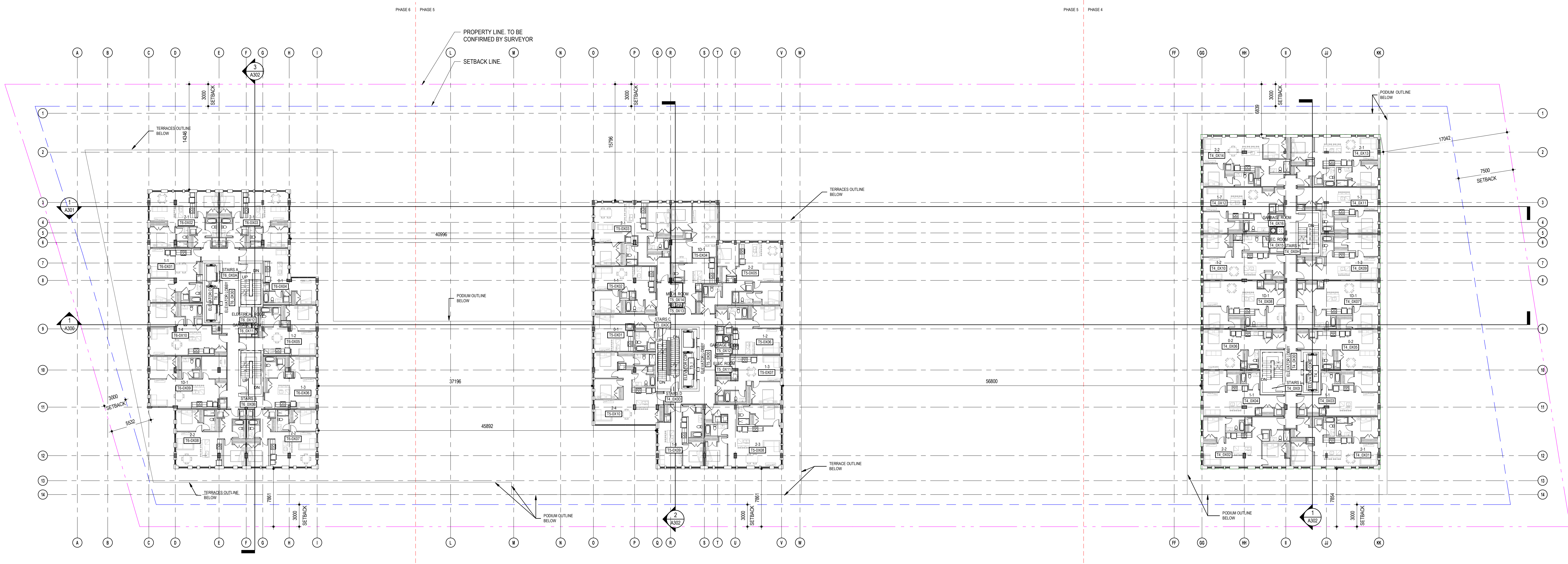
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ECHELLE / Scale
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TITRE DU DESSIN / Drawing Title
GENERAL TYPICAL FLOOR PLANS

REVISION / Revision
2

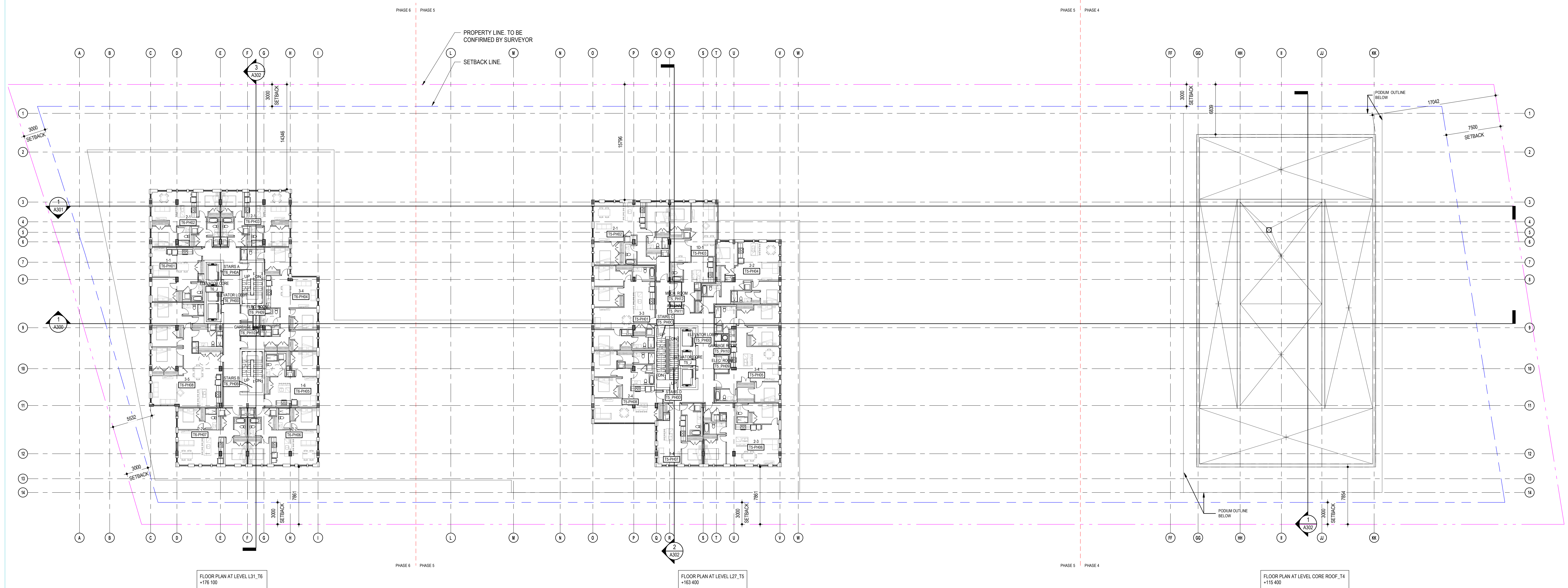
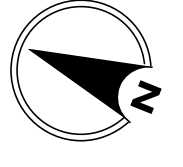
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FLOOR PLAN AT LEVEL L7_T6
 +102.000

FLOOR PLAN AT LEVEL L7_T5
 +102.000

FLOOR PLAN AT LEVEL L7_T4
 +99.700



FLOOR PLAN AT LEVEL L31_T6
+176 100

FLOOR PLAN AT LEVEL L27_T5
+163 400

FLOOR PLAN AT LEVEL CORE ROOF_T4
+115 400

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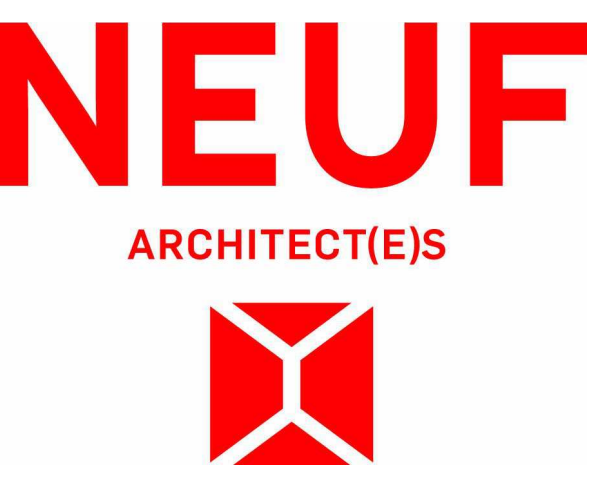
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OUVRAGE / Project
BASELINE TOWER 4-5-6

EMPLACEMENT Location NO PROJET No.
2946 BASELINE ROAD, OTTAWA, ON **12762.00**

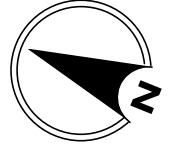
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23/04/21 **1 : 200**

TITRE DU DESSIN Drawing Title
GENERAL PENTHOUSE FLOOR PLANS

REVISION: Revision NO DESSIN, Desg Number
2 **A210**

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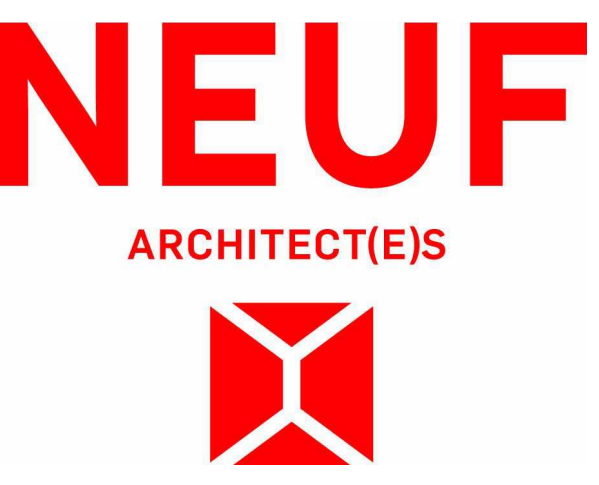
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OUVRAGE / Project
BASELINE TOWER 4-5-6

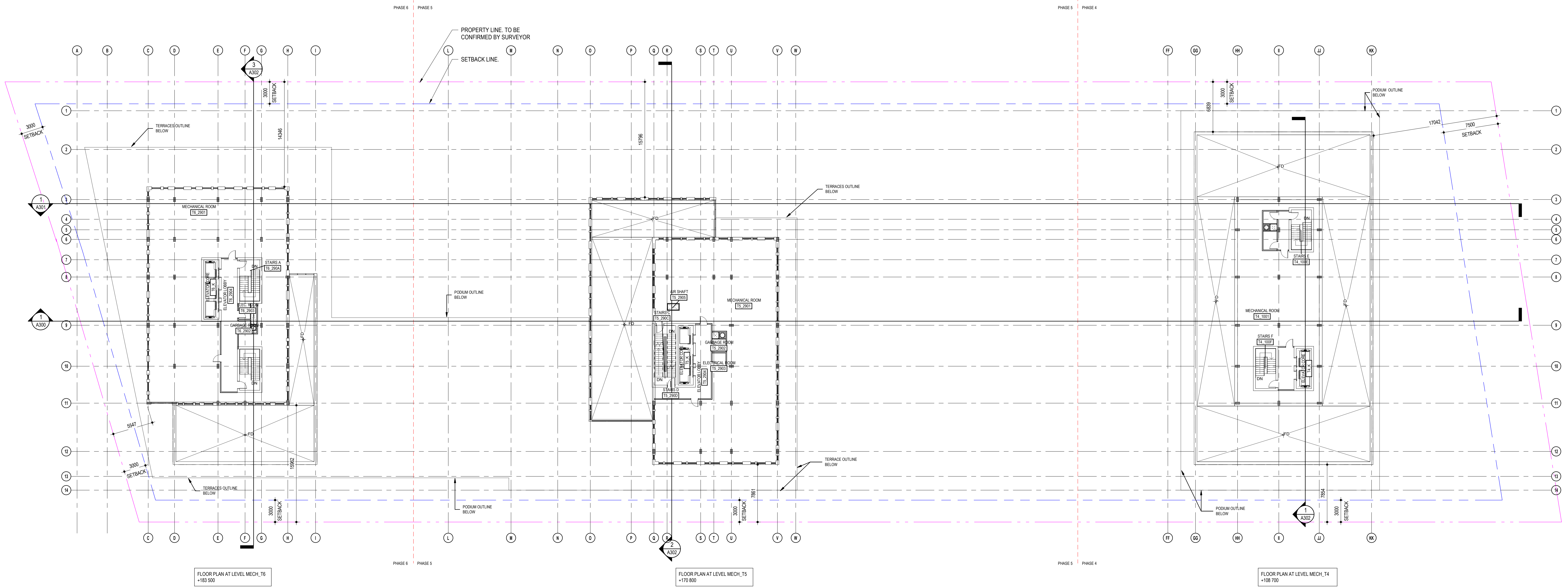
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NO	REVISION	DATE (aa-mm-jj)
1	FOR INTERNAL REVIEW - FP	24-06-2023
2	FOR SITE PLAN APPLICATION	25-06-2023

DESSINÉ PAR / Drawn by **CB/AT/ISN** VÉRIFIÉ PAR / Checked by **CB**
 DATE (aa-mm-jj) **23/04/21** ÉCHELLE / Scale **1 : 200**

TITRE DU DESSIN / Drawing Title
GENERAL MECHANICAL FLOOR PLAN

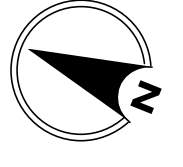
RÉVISION / Revision **2** NO DESSIN / Drawing Number **A211**



FLOOR PLAN AT LEVEL MECH. T6
 +183.500

FLOOR PLAN AT LEVEL MECH. T5
 +170.800

FLOOR PLAN AT LEVEL MECH. T4
 +108.700



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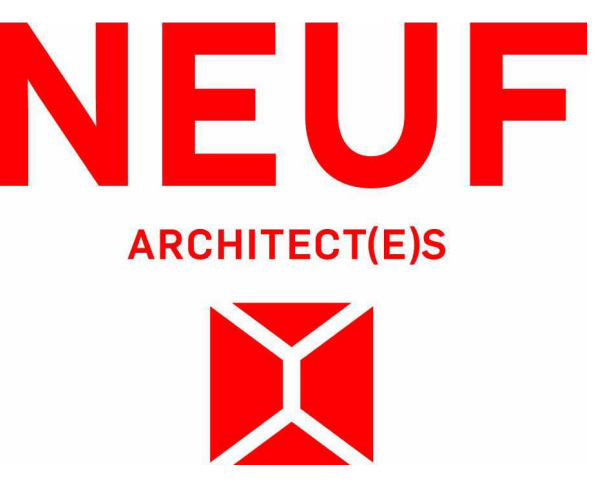
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OUVRAGE / Project
BASELINE TOWER 4-5-6

EMPLACEMENT / Location
2946 BASELINE ROAD, OTTAWA, ON

NO PROJET No.
12762.00

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1	FOR INTERNAL REVIEW - FP	24-06-2021
2	FOR SITE PLAN APPLICATION	25-06-2021

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VÉRIFIÉ PAR / Checked by
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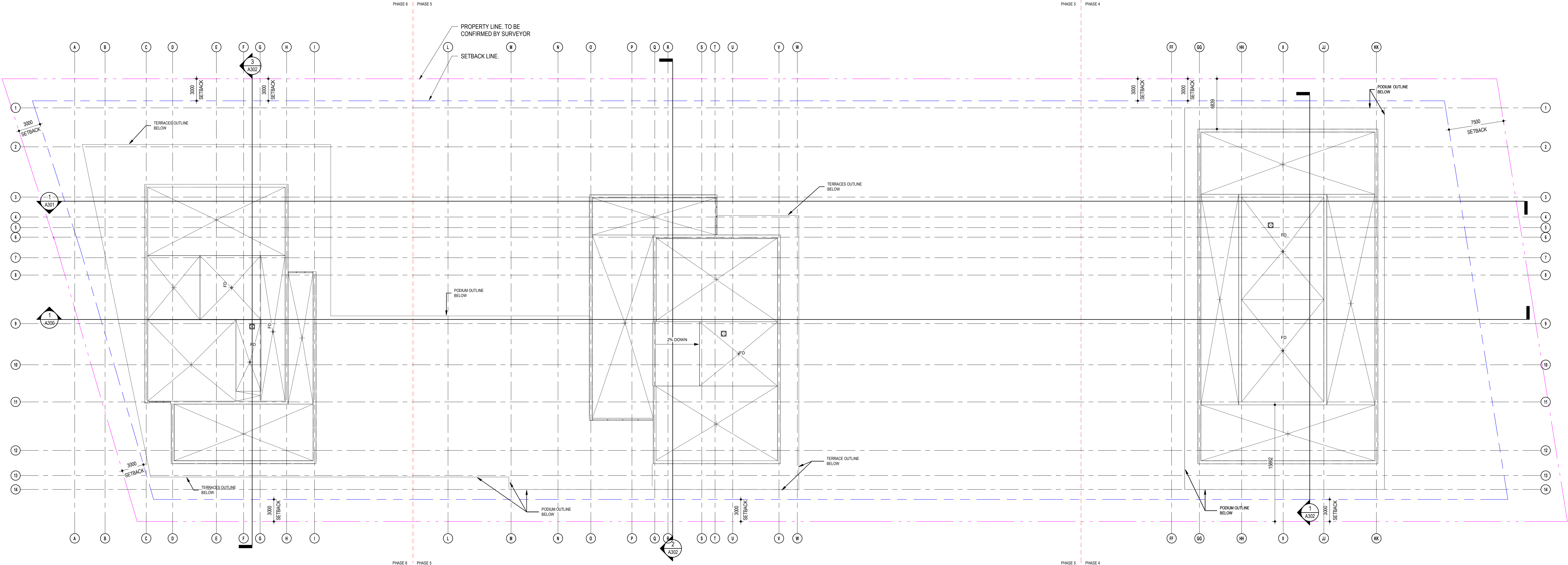
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23/04/21

ECHELLE / Scale
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TITRE DU DESSIN / Drawing Title
GENERAL ROOF PLAN

RÉVISION / Revision
2

NO DESSIN / Drawing Number
A212



FLOOR PLAN AT LEVEL CORE ROOF T6
 +159.600

FLOOR PLAN AT LEVEL CORE ROOF T5
 +177.500

FLOOR PLAN AT LEVEL CORE ROOF T4
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GENERAL ROOF PLAN
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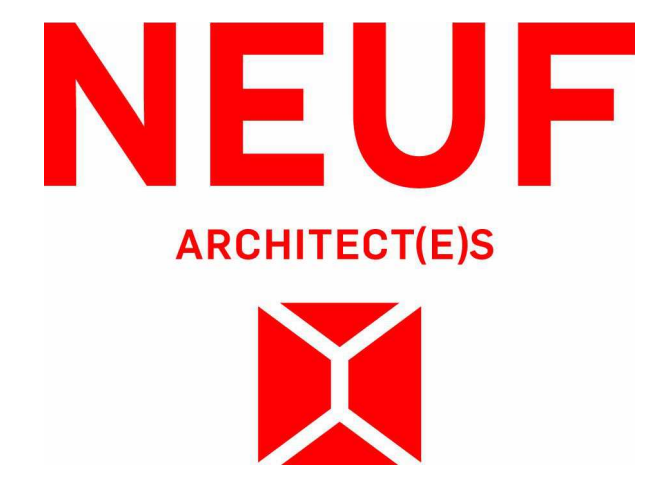
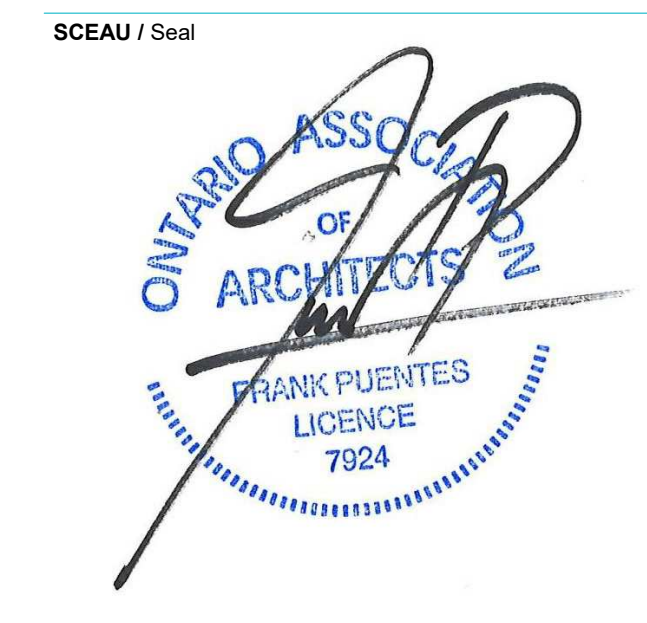
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OUVRAGE / Project
BASELINE TOWER 4-5-6

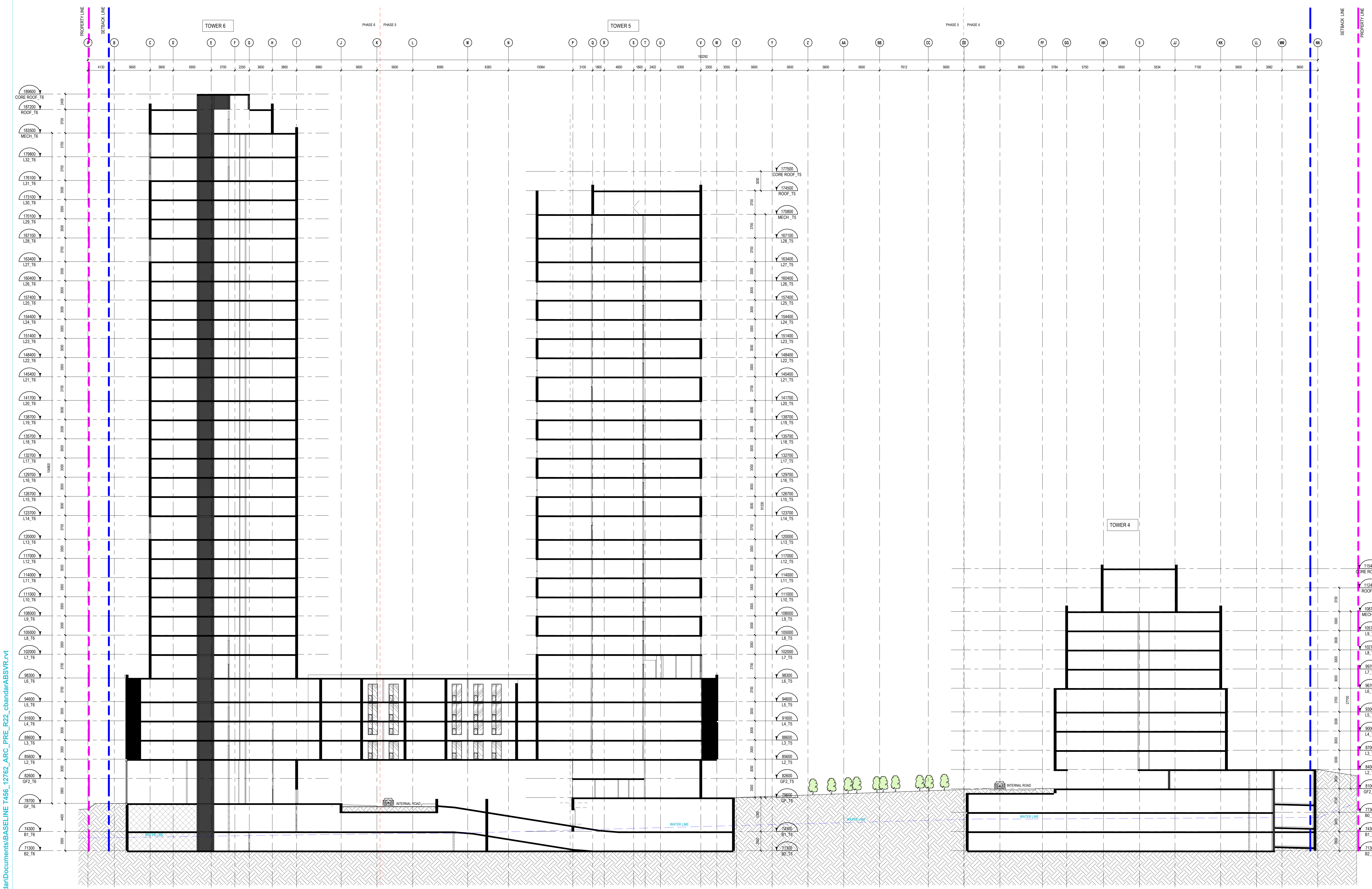
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2946 BASELINE ROAD, OTTAWA, ON

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TITRE DU DESSIN / Drawing Title
LONGITUDINAL SECTION

NO	REVISION	NO DESSIN / Draw Number
2		A300



LONGITUDINAL SECTION 1
 1 / A300

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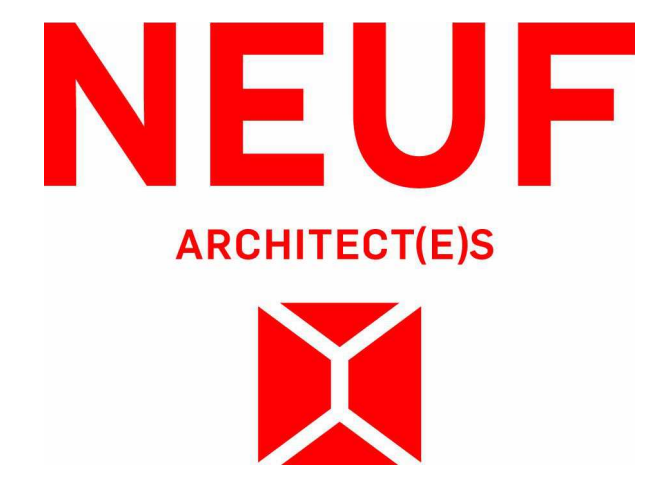
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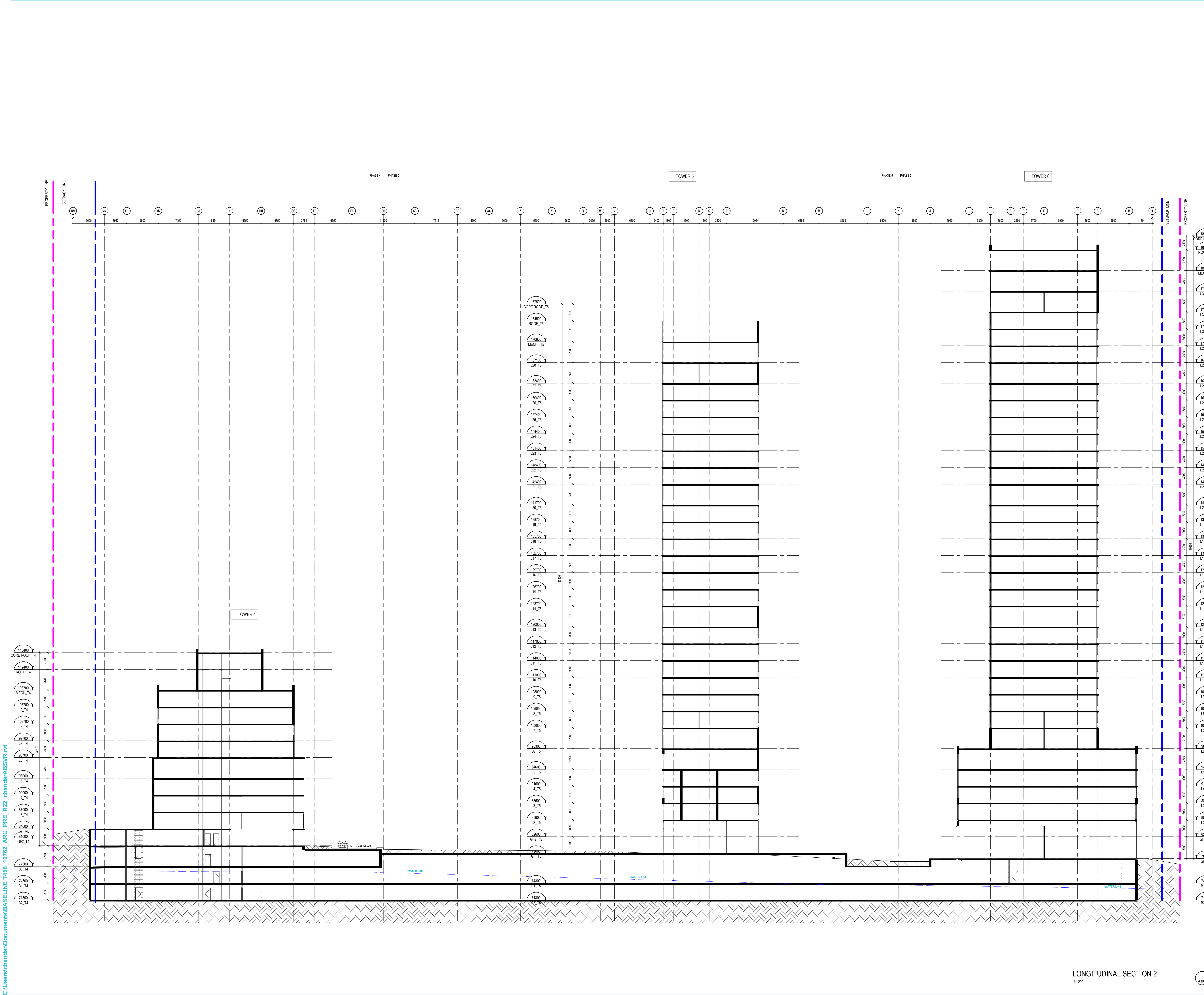
OUVRAGE - Project
BASELINE TOWER 4-5-6

EMPLACEMENT - Location
2946 BASELINE ROAD, OTTAWA, ON

NO	REVISION	DATE (aa-mm-jj)
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2	FOR SITE PLAN APPLICATION	25-05-2023

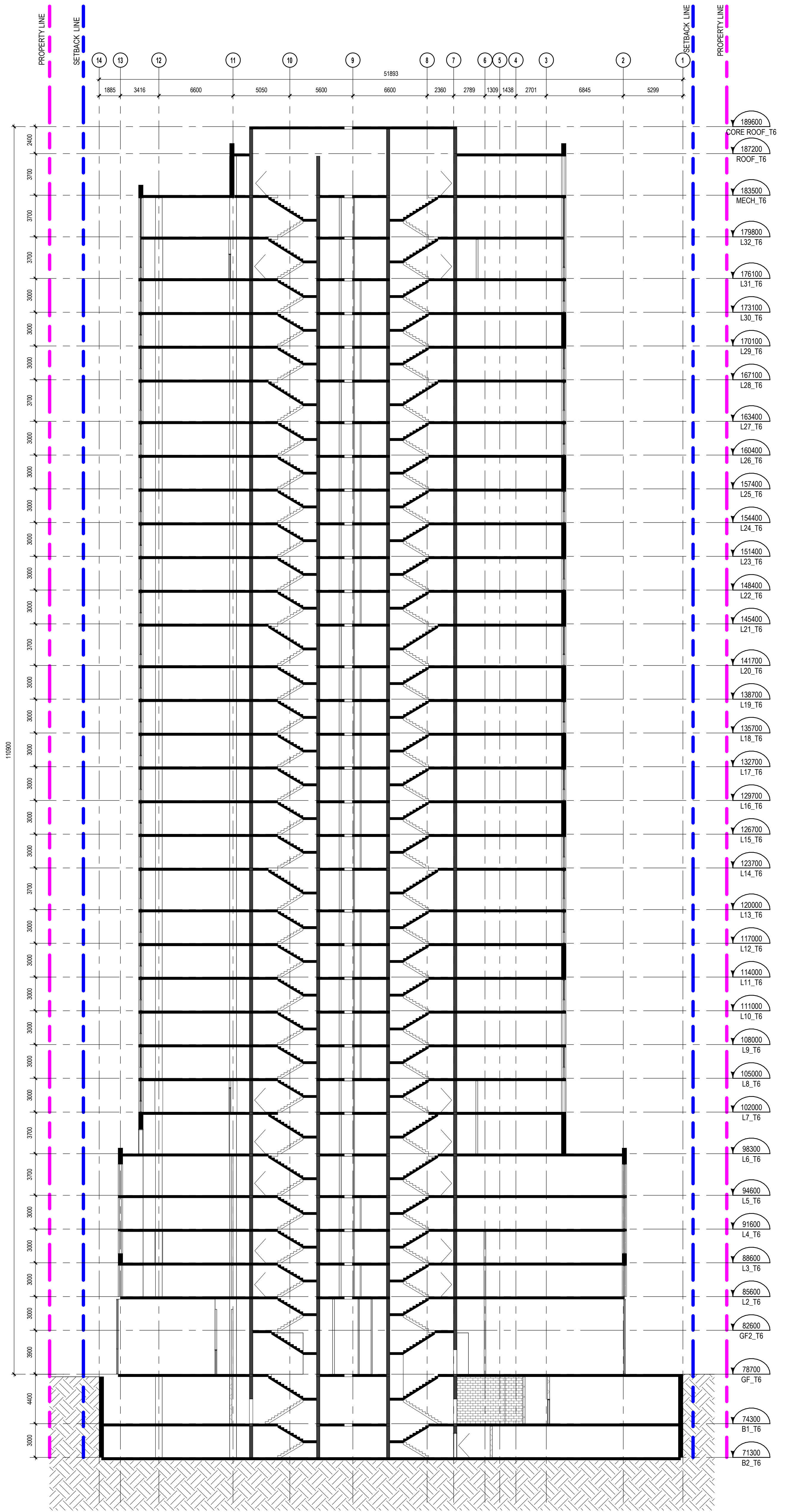
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REVISION: Revision NO DESSIN, Dwg Number **2** A301

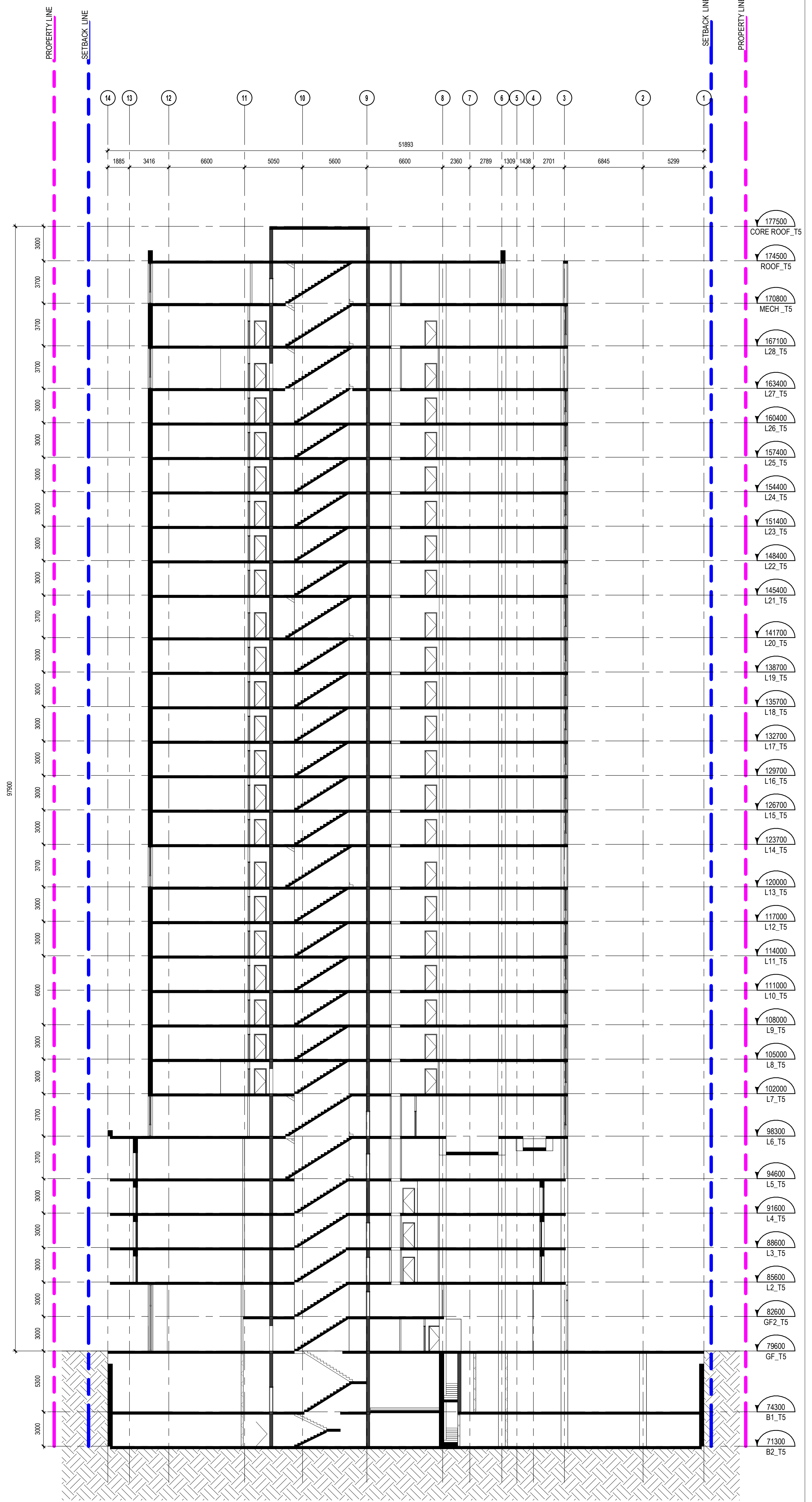


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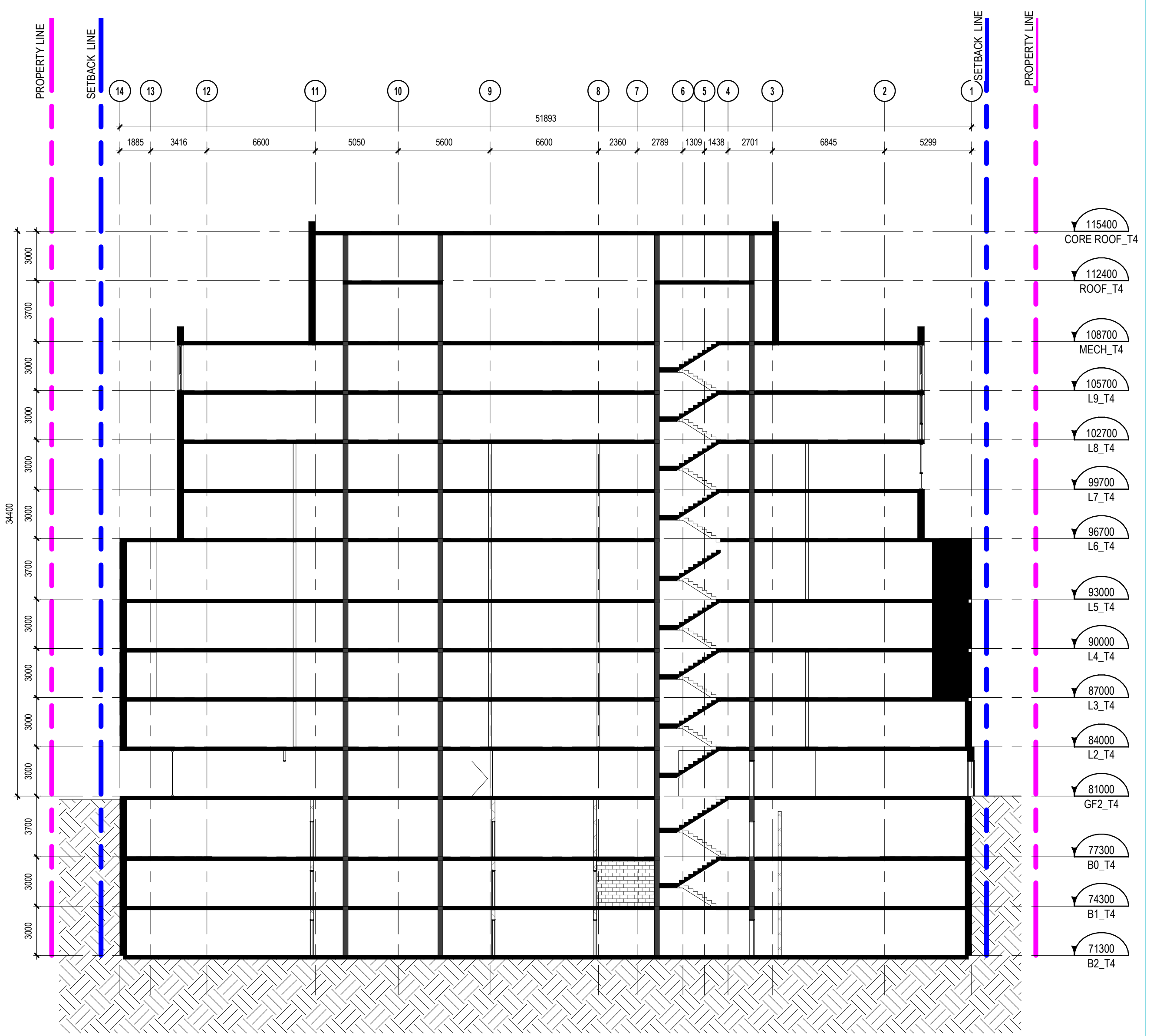
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TOWER 6 TRANSVERSE SECTION
1:200



TOWER 5 TRANSVERSE SECTION
1:200



TOWER 4 TRANSVERSE SECTION
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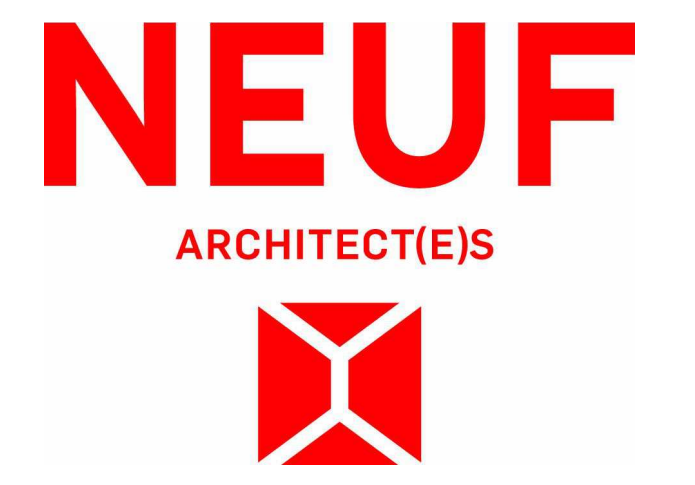
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OUVRAGE / Project
BASELINE TOWER 4-5-6

EMPLACEMENT / Location
2946 BASELINE ROAD, OTTAWA, ON

NO. PROJET No. / Project No.
12762.00

NO. RÉVISION / Revision
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2. FOR SITE PLAN APPLICATION

DATE (aa/mm/jj) / Date (aa/mm/jj)
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NO. DESSIN / Drawing Number
A302

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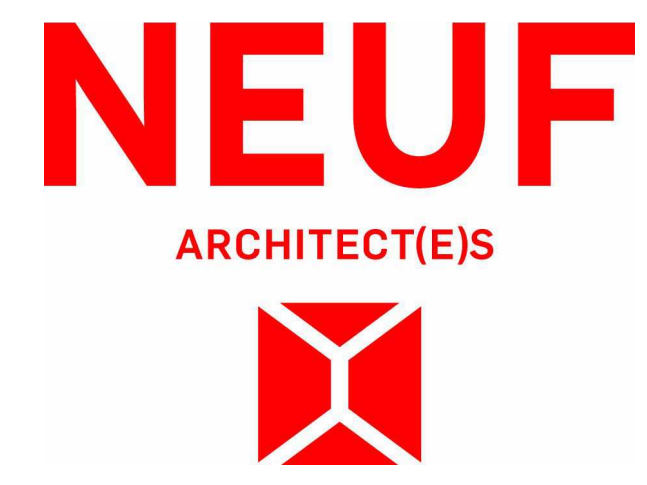
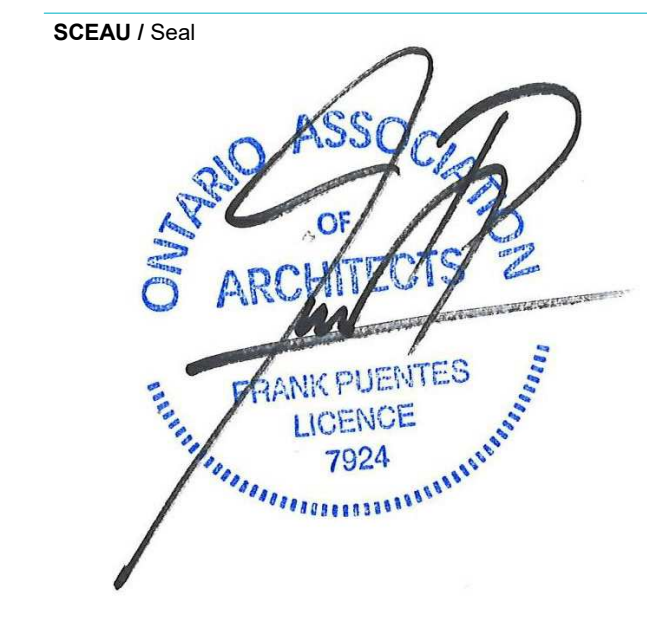
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OUVRAGE / Project
BASELINE TOWER 4-5-6

EMPLACEMENT / Location
2946 BASELINE ROAD, OTTAWA, ON

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DATE (aa-mm-jj)
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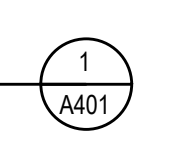
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WEST ELEVATION

NO DESSIN / Drawing Number
A401



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WEST ELEVATION



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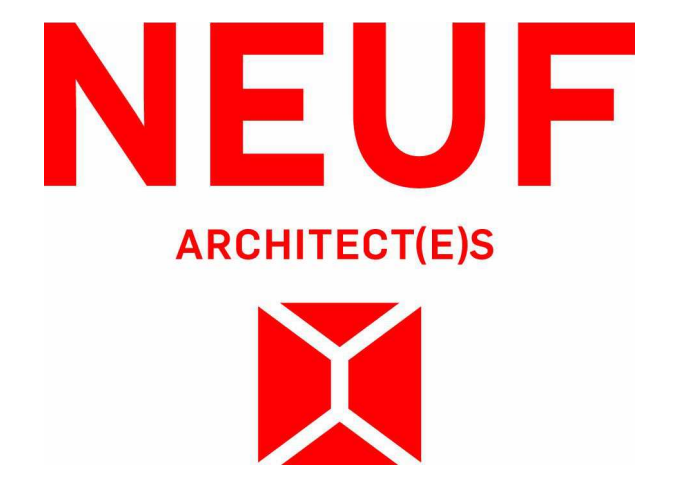
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OUVRAGE / Project
BASELINE TOWER 4-5-6

EMPLACEMENT / Location
2946 BASELINE ROAD, OTTAWA, ON

NO. REVISION / Revision **DATE (aa-mm-jj) / Date**
 1. FOR INTERNAL REVIEW / FP 24-04-2023
 2. FOR SITE PLAN APPLICATION 25-05-2023

DESIGNÉ PAR / Drawn by **VÉRIFIÉ PAR / Checked by**
CB/AT/SN **CB**

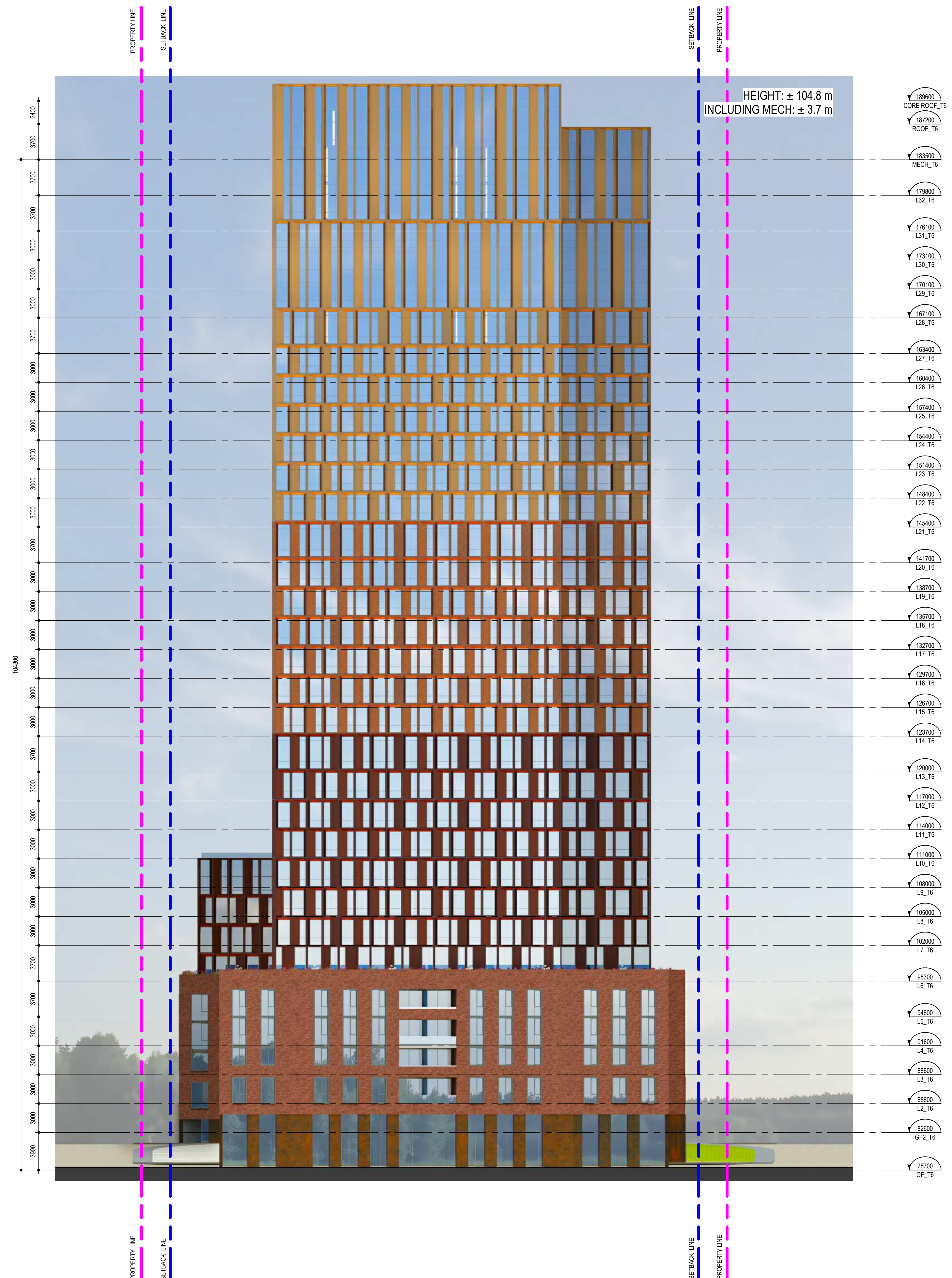
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TITRE DU DESSIN / Drawing Title
EAST ELEVATION

REVISION / Revision **NO. DESSIN / Drawing Number**
2 **A402**

EAST ELEVATION
 1/200

14602



NORTH ELEVATION
1:200

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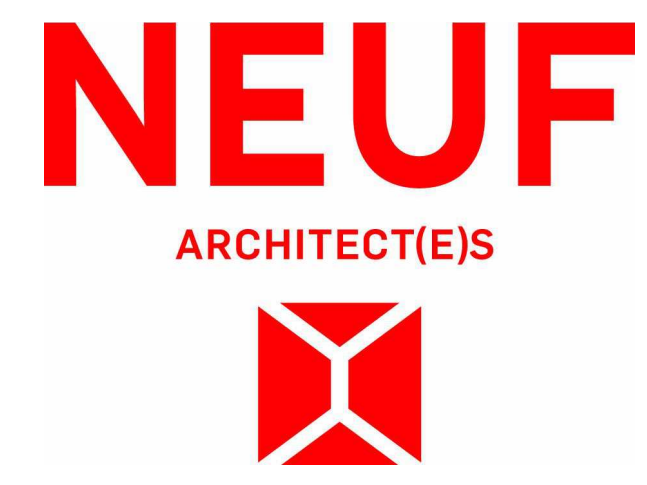
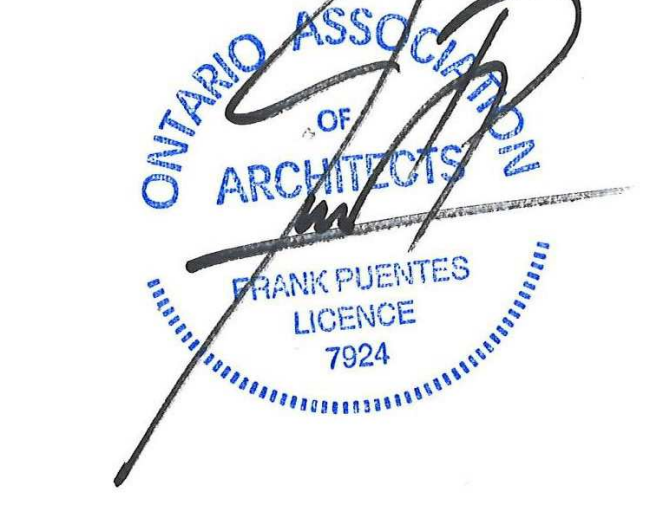
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OUVRAGE - Project
BASELINE TOWER 4-5-6

EMPLACEMENT - Location
2946 BASELINE ROAD, OTTAWA, ON

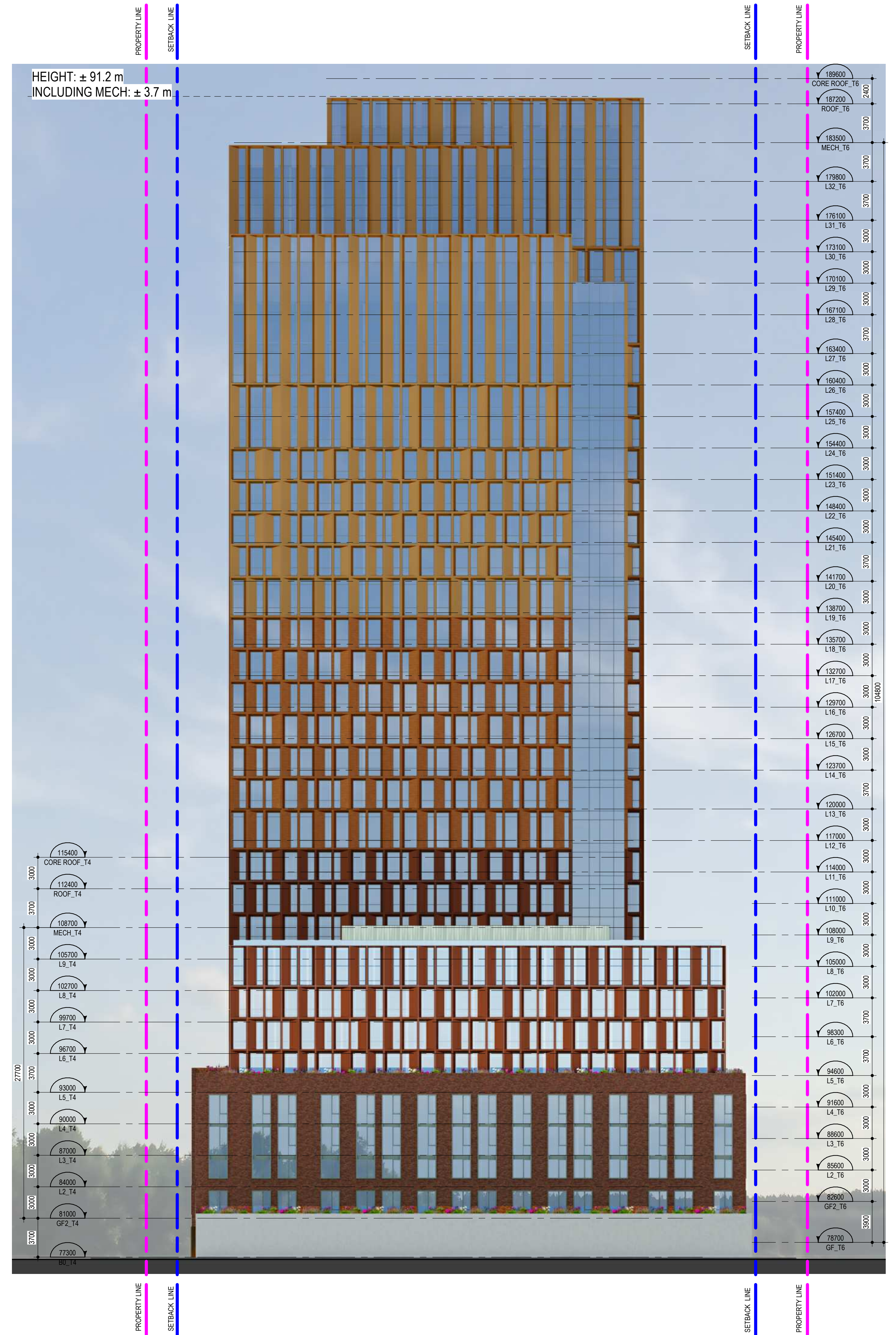
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NO	REVISION	DATE (aa-mm-jj)
1	FOR INTERNAL REVIEW - FP	24-04-2023
2	FOR SITE PLAN APPLICATION	25-05-2023

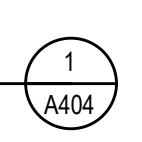
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DATE (aa-mm-jj) 23/04/21 **ECHELLE - Scale** 1 : 200

TITRE DU DESSIN - Drawing Title
NORTH ELEVATION

RÉVISION - Revision **NO DESSIN - Dwg Number**
2 A403



SOUTH ELEVATION



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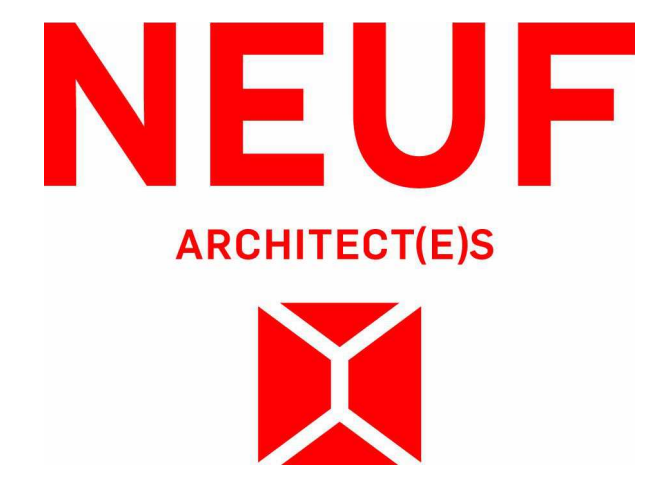
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OUVRAGE - Project
BASELINE TOWER 4-5-6

EMPLACEMENT - Location NO PROJET No.
2946 BASELINE ROAD, OTTAWA, ON 12762.00

NO	REVISION	DATE (aa-mm-jj)
1	FOR INTERNAL REVIEW - FP	24-04-2023
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TITRE DU DESSIN - Drawing Title
SOUTH ELEVATION

REVISION - Revision NO DESSIN - Draw Number
2 A404