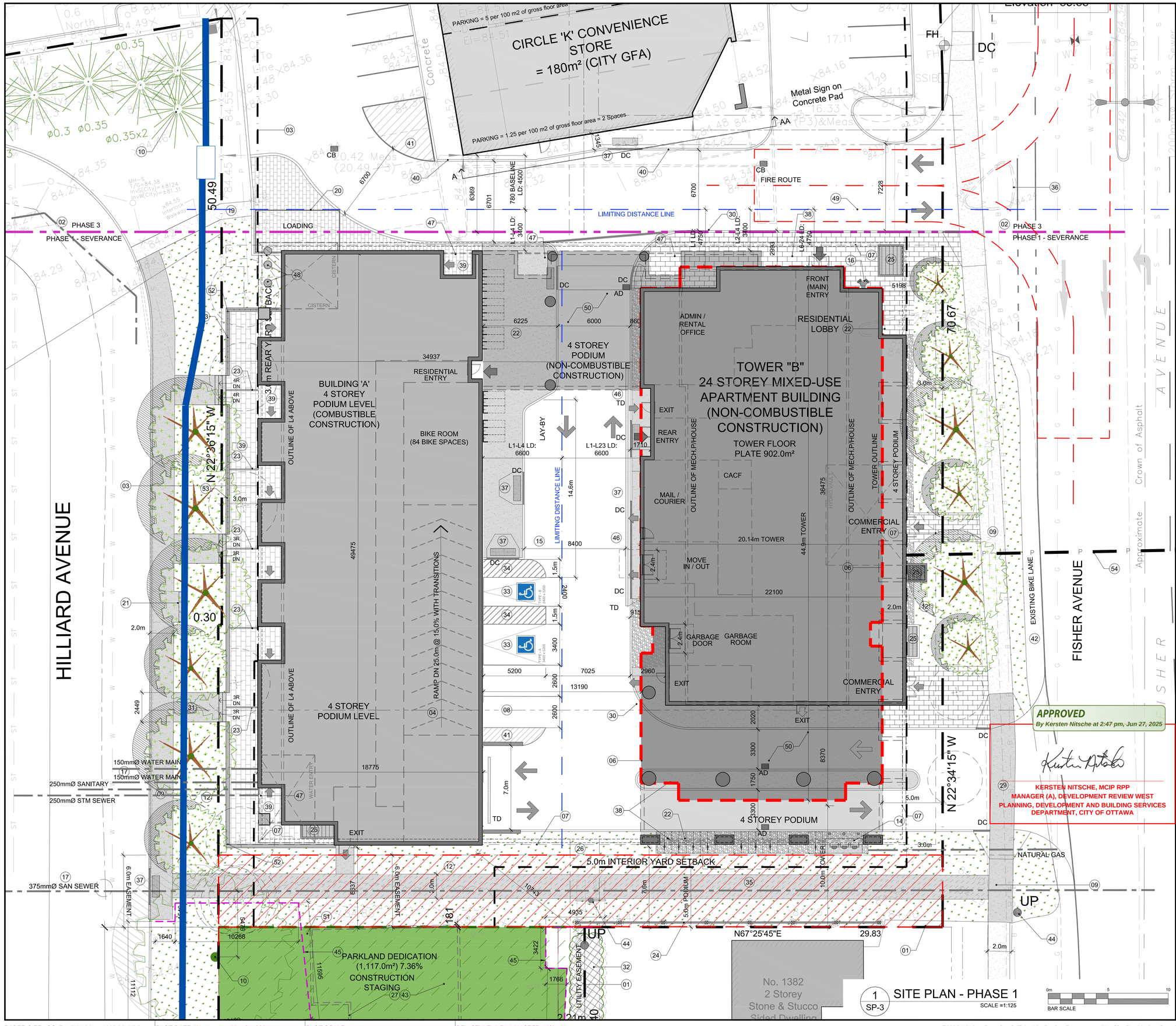

DRAWING NOTES

1. PROPERTY LINE
2. PHASE LINE
3. BUILDING SETBACK LINES
4. INTERNAL RAMP TO U/G GARAGE WITH TRENCH DRAIN
5. EXISTING FIRE HYDRANT
6. OUTLINE OF TOWER ABOVE
7. OUTLINE OF PARKING GARAGE
8. SURFACE PARKING SPACE 2.6 X 5.2 M
9. 2.0m WIDE CITY SIDEWALK
10. EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
11. EXISTING CONCRETE STREET CURB AND SIDEWALK
12. SOFT LANDSCAPING, SEE LANDSCAPE PLAN
13. BELOW GRADE CISTERN IN PARKING GARAGE
14. 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS REQUIRED (GAS BLOW OFF)
15. LAY-BY
16. SIAMESE CONNECTION
17. PROPOSED UTILITIES, SEE CIVIL
18. EXISTING COMMERCIAL PLAZA / PARKING TO REMAIN
19. EXISTING PEDESTRIAN WALKWAY
20. INTERIM LOADING BAY ON HARD LANDSCAPED SURFACE WITH MOUNTABLE CURB
21. EXISTING MAIL BOXES / UTILITY EQUIPMENT / KIOSK
22. BICYCLE RACK, SEE LANDSCAPING
23. PRIVACY SCREEN
24. 2.1m HT. SOLID WOOD PRIVACY FENCE
25. METAL GRATE - INTAKE / EXHAUST AIR SHAFT
26. TEMPORARY SNOW STORAGE
27. PARKLAND AREA / INTERIM CONSTRUCTION STAGING AREA WITH CONSTRUCTION FENCING
28. PHASE 1 PARKLAND DEDICATION
29. 2.0m WIDE CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CIVIL
30. 150mm HT CONCRETE BARRIER CURB
31. PRIVATE WALK
32. EXISTING CEDAR HEDGE TO REMAIN
33. ACCESSIBLE PARKING SPACES
34. DEPRESSED CURB WITH 1.5m WIDE ACCESSIBLE AISLE
35. 2.0m WIDE ASPHALT WALK
36. EXISTING ISLAND TO BE REMOVED
37. DEPRESSED CURB WITH TWSI
38. STRUCTURAL SUPPORT FOR BUILDING ABOVE
39. PRIVATE TERRACES FOR TOWNHOUSE STYLE UNITS
40. RE- ALINE EXISTING CURB AND DRIVEWAY
41. PAINTED ISLAND
42. EXISTING 1.5m BIKE LANE ON CITY STREET
43. EXISTING RESIDENTIAL HOUSE / LOT TO BE CLEARED
44. EXISTING UTILITY POLE
45. TREE / HEDGE PROTECTION FENCE, SEE LANDSCAPING
46. DEPRESSED WALK AT SERVICE DOORS
47. BALCONY ABOVE
48. OVERFLOW / ACCESS FOR CISTERN / OSG INTERCEPTOR
49. LIMITING DISTANCE LINE - SEE OBC DATA MATRIX
50. ENSURE 4.4m CLEAR BELOW DRIVEWAY FOR VEHICLES
51. 1.52m HYDRO EASEMENT FOR PARKLAND
52. STEP IN RETAINING WALL HEIGHT - SEE CIVIL DRAWINGS
53. PROVIDE 1070mm H. GUARD AT RETAINING WALL WHERE GRADE >600mm. COORDINATE WITH CIVIL
54. UNDERGROUND HYDRO DUCT BANK TO VAULT, SEE ELECTRICAL DRAWINGS

NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- ◇00 INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- 000 INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- DETAIL NUMBER
- 00 TITLE / 00/A9-000 / SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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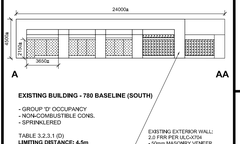
SITE PLAN LEGEND

- UNIT PAVERS SURFACE
- PRIVATE TERRACE
- NEW CONCRETE SIDEWALK
- NEW ASPHALT WALK
- CONCRETE WALK
- SOFT LANDSCAPING
- WASHED PEASTONE GRANULAR SURFACE
- PARKLAND DEDICATION
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- RESIDENTIAL / COMMERCIAL DOOR
- PROPERTY LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE (CRZ)
- LINE OF TOWER FOOTPRINT
- LINE OF LIMITING DISTANCE TO EXISTING BUILDING / INTERIOR FACE

APPROVED
By Kersten Nitsche at 2:47 pm, Jun 27, 2025

KERSTEN NITSCHE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



2 SP-3 780 BASELINE - EXISTING ELEVATION
SCALE = NTS

No.	REVISIONS	DATE
10	REVISIONS FOR PARKS & FORESTRY	May 21, 25
9	ISSUED FOR FOUNDATION PERMIT	Feb 07, 25
8	ISSUED FOR EXCAVATION/SHORING PERMIT	Dec. 13, 24
7	REVISED AS PER ROUND 5 SPC COMMENTS	Oct. 04, 24
6	REVISED AS PER CITY ENGINEERING COMMENTS	Sept 19, 24
5	REVISED AS PER ROUND 3 SPC COMMENTS	July 19, 24
4	REVISED AS PER ROUND 2 SPC COMMENTS	May 28, 24
3	REVISED AS PER ROUND 1 SPC COMMENTS	Sept 29, 23
2	ISSUED FOR SPC APPLICATION	June 09, 23
1	ISSUED FOR OWNER / CONSULTANT REVIEW	Apr, 13, 23

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — ROBERT-CHARLEY LICENCE 4375 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: THEBERGE HOMES
Theberge Developments Ltd.

ARCHITECT:

PROJECT TITLE:
780 Baseline Road
PHASE 1
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN
PHASE 1
(ENLARGEMENT)

DRAWN:	CHECKED:
RV	RV

SCALE: 1:125

SHEET No. SP-3

PROJECT No. 2131

D07-12-23-0076

1 SP-3 SITE PLAN - PHASE 1
SCALE =1:125

BAR SCALE 0m 5 10

PAPER SIZE: ISO_B1_(707.00_x_1000.00_MM) | PLOT DATE: Wednesday, May 21, 2025 | PLOT SCALE: 1:1 | PEN STYLE: 0-RLA MASTER-50%.ctb | F:\2021\2131 - Baseline & Fisher\01 Design Development\01 Site Plan\2131 - Baseline SP-1 Site Plan 2025 04 30.dwg

Plan No.: # _____