



BASELINE AND FISHER

1350 FISHER AVENUE

RLA PROJECT #: 2131

REVISED AS PER ROUND 3 SPC COMMENTS

2024-07-19

rla/architecture





1 P4 PLAN
A-101 1:200



2 P1-3 PLAN
A-101 1:200



3 GROUND FLOOR PLAN
A-101 1:200



4 L2-3 PLAN
A-101 1:200

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.
COPYRIGHT RESERVED.

NO.	DESCRIPTION	DATE
SPC 04	REVISED AS PER ROUND 3 SPC COMMENTS	2024-07-19
SPC 03	REVISED AS PER ROUND 2 SPC COMMENTS DRAFT	2024-04-24
SPC 02	REVISED AS PER ROUND 1 SPC COMMENTS	2023-09-23
SPC 01	ISSUED FOR SPC APPLICATION	2023-06-23

ARCHITECT SEAL: ARCHITECTS ROBERTCK-LAHEY LICENCE 4376
NORTH ARROW: TRUE NORTH

CLIENT: THEBERGE HOMES
THEBERGE DEVELOPMENTS LTD.

ARCHITECT: rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE: **BASELINE AND FISHER**
1350 FISHER AVENUE

SHEET TITLE: **FLOOR PLANS**

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No.:
PROJECT No.:	A-101
2131	Plan No. : #

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
PLOT DATE: 2024-07-31 12:44:26 PM



1 L4 PLAN
A-102 / 1:200



3 L6-20 PLAN
A-102 / 1:200



2 L5 PLAN
A-102 / 1:200



4 L21-24 PLAN
A-102 / 1:200

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.
COPYRIGHT RESERVED.

No.	DESCRIPTION	DATE
SPC 04	REVISED AS PER ROUND 3 SPC COMMENTS	2024-07-19
SPC 03	REVISED AS PER ROUND 2 SPC COMMENTS DRAFT	2024-04-24
SPC 02	REVISED AS PER ROUND 1 SPC COMMENTS	2023-09-23
SPC 01	ISSUED FOR SPC APPLICATION	2023-06-23

ARCHITECT SEAL:  ARCHITECTS
RODRICK-LAHEY
LICENCE 4376

NORTH ARROW:  TRUE NORTH

CLIENT:  THEBERGE HOMES
THEBERGE DEVELOPMENTS LTD.

ARCHITECT:  rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodricklahey.ca

PROJECT TITLE:
BASELINE AND FISHER
1350 FISHER AVENUE

SHEET TITLE:
FLOOR PLANS

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No.:
PROJECT No.:	A-102
2131	Plan No. : #

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
PLOT DATE: 2024-07-31 12:44:58 PM



1 AMENITY/MPHOUSE
A-103 1:200

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.
COPYRIGHT RESERVED.

No.	DESCRIPTION	YYYY-MM-DD
SPC 04	REVISED AS PER ROUND 3 SPC COMMENTS	2024-07-19
SPC 03	REVISED AS PER ROUND 2 SPC COMMENTS DRAFT	2024-04-24
SPC 02	REVISED AS PER ROUND 1 SPC COMMENTS	2023-09-23
SPC 01	ISSUED FOR SPC APPLICATION	2023-06-23

REVISIONS:

--	--

CLIENT:

THEBERGE DEVELOPMENTS LTD.

ARCHITECT:

56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklacey.ca

PROJECT TITLE:

BASELINE AND FISHER

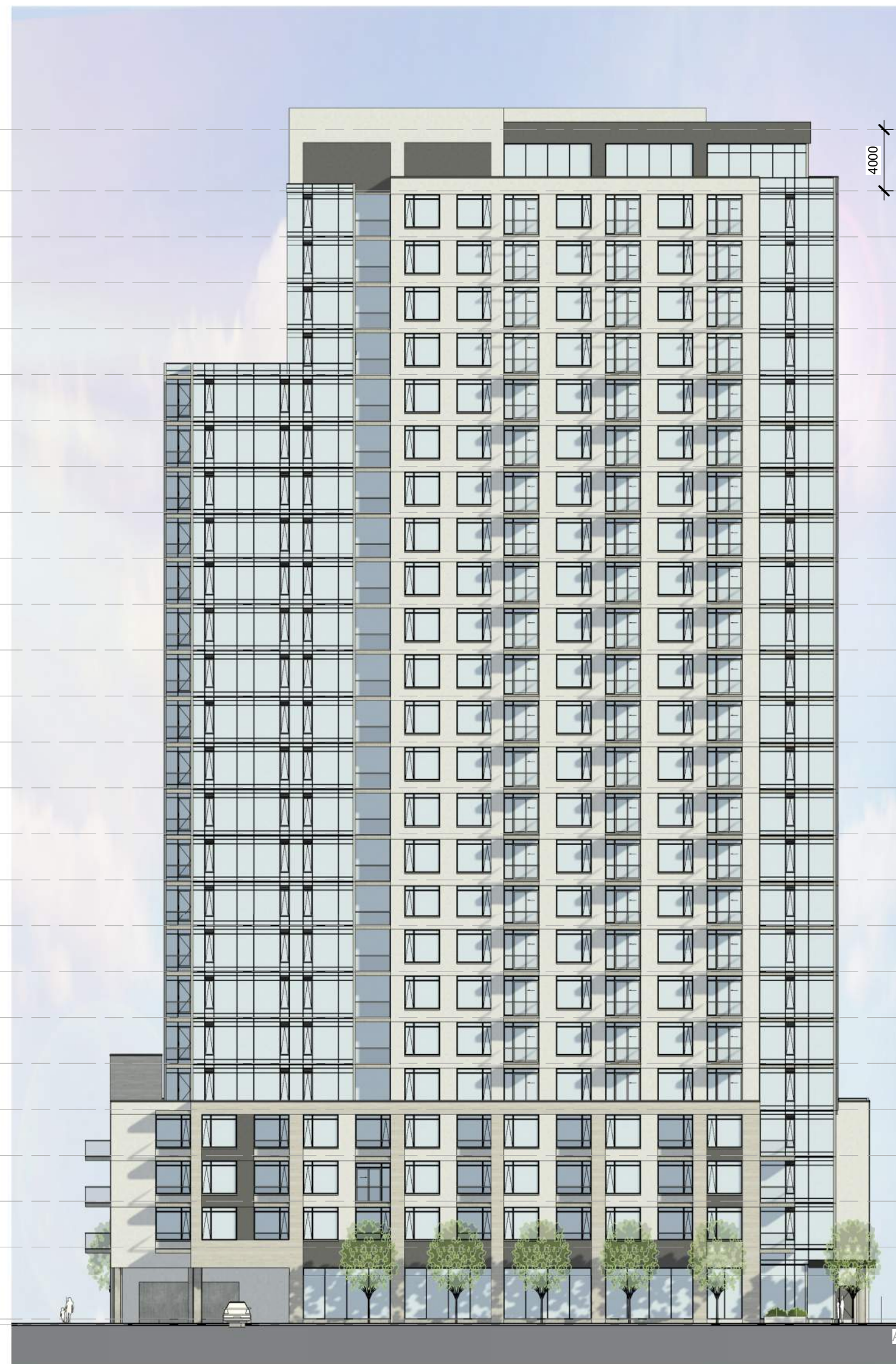
1350 FISHER AVENUE

SHEET TITLE:

FLOOR PLANS

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No: A-103
PROJECT No: 2131	Plan No.: #

PAPER SIZE: ISO Full Base64 (707.00 x 1000.00mm)
PLOT DATE: 2024-07-31 12:44:52 PM



1 EAST ELEVATION - FISHER AVE
A-200 1:300



2 NORTH ELEVATION
A-200 1:300





3 SOUTH ELEVATION
A-200 1:300



4 WEST ELEVATION
A-200 1:300

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.
COPYRIGHT RESERVED.

NO.	DESCRIPTION	DATE
SPC 04	REVISED AS PER ROUND 3 SPC COMMENTS	2024-07-19
SPC 03	REVISED AS PER ROUND 2 SPC COMMENTS DRAFT	2024-04-24
SPC 02	REVISED AS PER ROUND 1 SPC COMMENTS	2023-09-23
SPC 01	ISSUED FOR SPC APPLICATION	2023-06-23

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT: 
THEBERGE DEVELOPMENTS LTD.

ARCHITECT: 
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.roderickclay.ca

PROJECT TITLE:
BASELINE AND FISHER

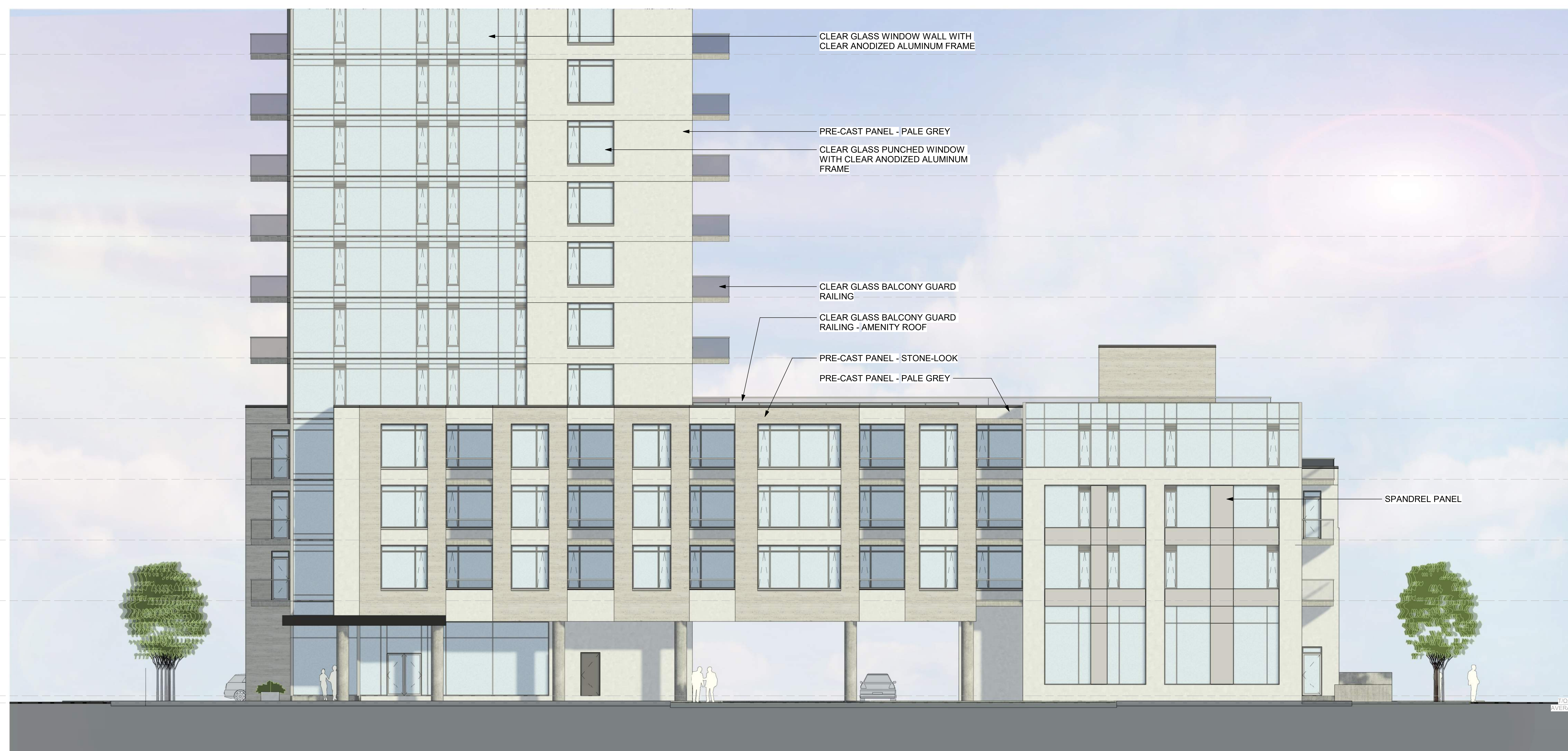
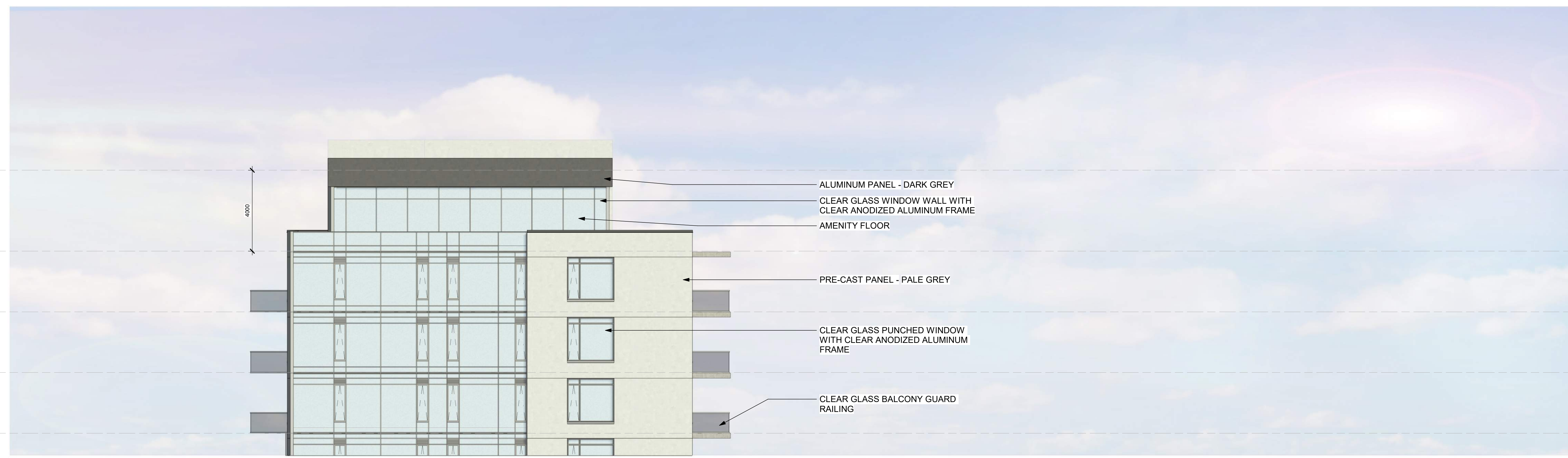
1350 FISHER AVENUE

SHEET TITLE:
BUILDING ELEVATIONS


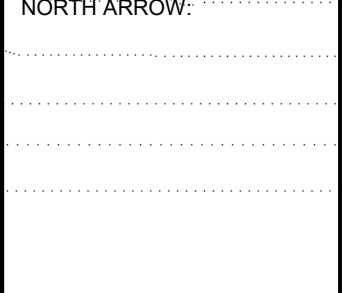
DRAWN: Author	CHECKED: Checker
SCALE: 1 : 300	SHEET No.:
PROJECT No.:2131	A-200 Plan No. #

PAPER SIZE: ISO Full Base (707.0x 1000.0mm)
PLOT DATE: 2024-07-31 12:46:54 PM

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.
 COPYRIGHT RESERVED.



NO.	DESCRIPTION	DATE
SPC 04	REVISED AS PER ROUND 3 SPC COMMENTS	2024-07-19
SPC 03	REVISED AS PER ROUND 2 SPC COMMENTS DRAFT	2024-04-24
SPC 02	REVISED AS PER ROUND 1 SPC COMMENTS	2023-09-23
SPC 01	ISSUED FOR SPC APPLICATION	2023-06-23

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:  THEBERGE DEVELOPMENTS LTD.

ARCHITECT:  56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE: **BASELINE AND FISHER**
 1350 FISHER AVENUE

SHEET TITLE: **BUILDING ELEVATION**

DRAWN: RIB	CHECKED: RV
SCALE: 1 : 100	SHEET No. A-201
PROJECT No: 2131	Plan No.: #

1 NORTH ELEVATION - DETAIL
 A-201 1 : 100

PAPER SIZE: ISO Full (Beech 61) (707.00 x 1000.00mm) PLOT DATE: 2024-07-31 12:46:52 PM

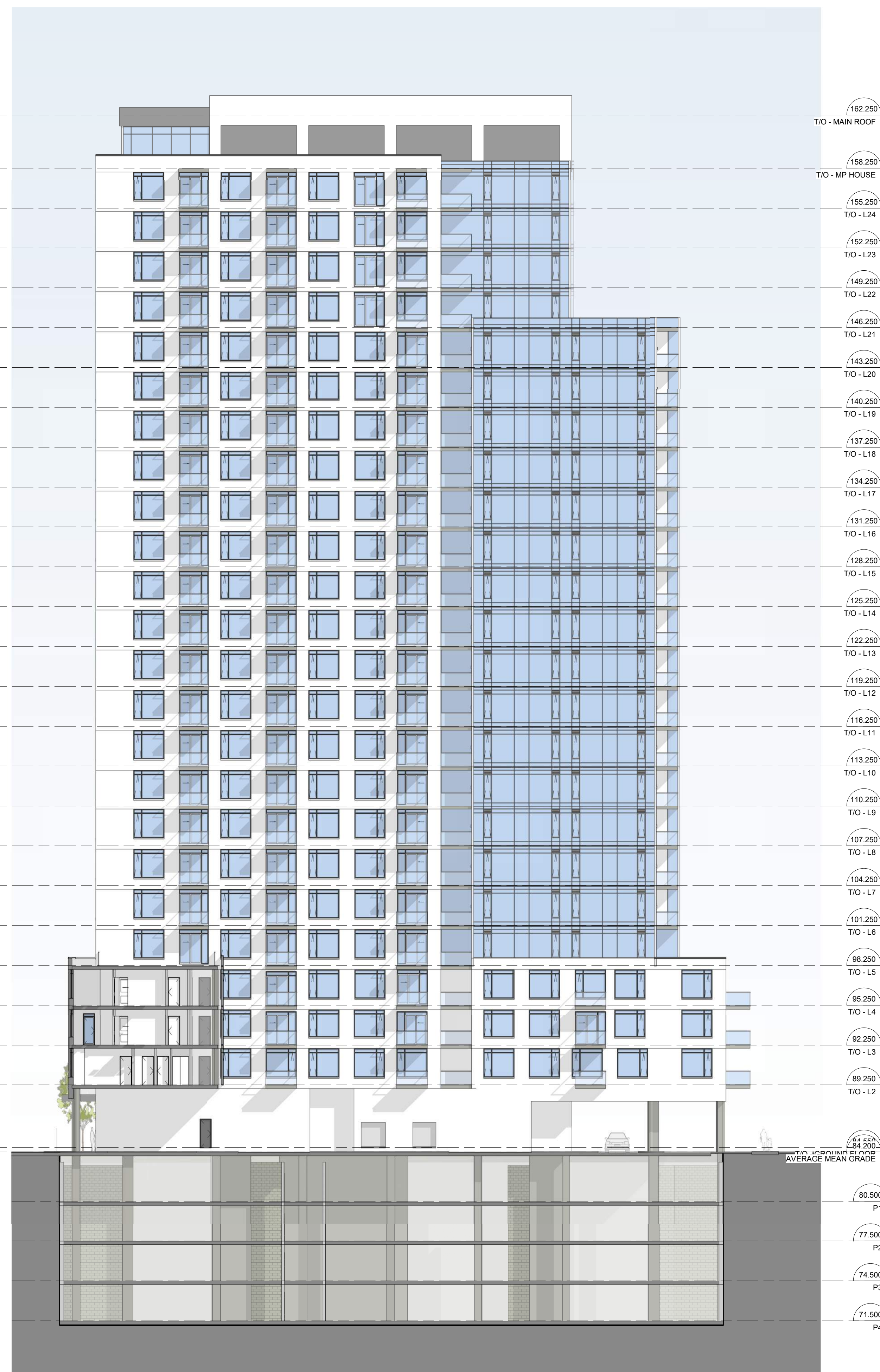
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

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

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


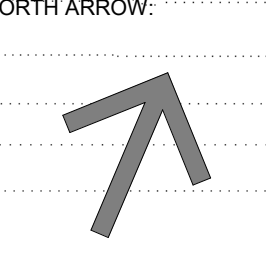
DO NOT SCALE DRAWINGS.

COPYRIGHT RESERVED.



- 162.250
T/O - MAIN ROOF
- 158.250
T/O - MP HOUSE
- 155.250
T/O - L24
- 152.250
T/O - L23
- 149.250
T/O - L22
- 146.250
T/O - L21
- 143.250
T/O - L20
- 140.250
T/O - L19
- 137.250
T/O - L18
- 134.250
T/O - L17
- 131.250
T/O - L16
- 128.250
T/O - L15
- 125.250
T/O - L14
- 122.250
T/O - L13
- 119.250
T/O - L12
- 116.250
T/O - L11
- 113.250
T/O - L10
- 110.250
T/O - L9
- 107.250
T/O - L8
- 104.250
T/O - L7
- 101.250
T/O - L6
- 98.250
T/O - L5
- 95.250
T/O - L4
- 92.250
T/O - L3
- 89.250
T/O - L2
- 84.200
AVERAGE MEAN GRADE
- 80.500
P1
- 77.500
P2
- 74.500
P3
- 71.500
P4

No.	DESCRIPTION	DATE
SPC 04	REVISED AS PER ROUND 3 SPC COMMENTS	2024-07-19
SPC 03	REVISED AS PER ROUND 2 SPC COMMENTS DRAFT	2024-04-24
SPC 02	REVISED AS PER ROUND 1 SPC COMMENTS	2023-09-23
SPC 01	ISSUED FOR SPC APPLICATION	2023-06-23

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT:  THEBERGE DEVELOPMENTS LTD.

ARCHITECT:  56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
BASELINE AND FISHER

1350 FISHER AVENUE

SHEET TITLE:
SECTION

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No.:
PROJECT No: 2131	A-301 Plan No. : #

PAPER SIZE: ISO Full Base 61 (707.0x 1000.0mm)
PLOT DATE: 2024-07-31 12:46:04 PM



VIEW SOUTHWEST FROM BASELINE ROAD



VIEW SOUTH FROM FISHER AVENUE




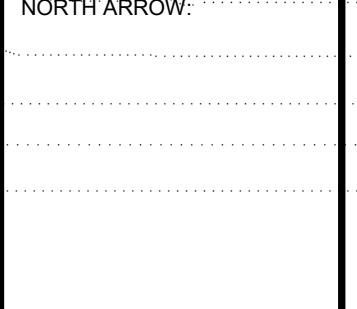
VIEW NORTH FROM HILLIARD AVENUE



VIEW EAST FROM BASELINE ROAD

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.
 COPYRIGHT RESERVED.

No.	DESCRIPTION	DATE
SPC 04	REVISED AS PER ROUND 3 SPC COMMENTS	2024-07-19
SPC 03	REVISED AS PER ROUND 2 SPC COMMENTS DRAFT	2024-04-24
SPC 02	REVISED AS PER ROUND 1 SPC COMMENTS	2023-09-23
SPC 01	ISSUED FOR SPC APPLICATION	2023-06-23

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:  THEBERGE DEVELOPMENTS LTD.

ARCHITECT:  56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
BASELINE AND FISHER

1350 FISHER AVENUE

SHEET TITLE:
3D PERSPECTIVES

DRAWN: Author
 CHECKED: Checker

SCALE: SHEET No.:

PROJECT No: 2131
A-401
 Plan No.: #

PAPER SIZE: ISO Full (Beech 61) (707.0x 1000.0mm)
 PLOT DATE: 2024-07-31 12:48:46 PM



VIEW FROM FISHER AVE - MAIN ENTRANCE



VIEW FROM HILLIARD AVE - TOWNHOUSES



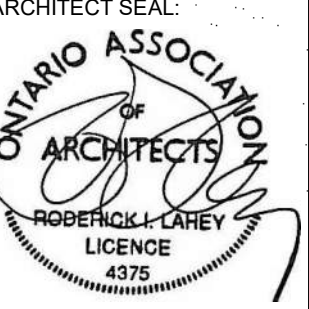
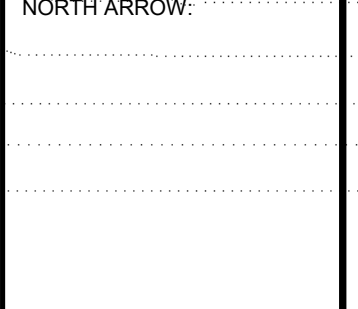
VIEW FROM FISHER AVE - VEHICLE ENTRANCE



VIEW FROM PARKLAND DEDICATION ON HILLIARD

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.
 COPYRIGHT RESERVED.

No.	DESCRIPTION	DATE
SPC 04	REVISED AS PER ROUND 3 SPC COMMENTS	2024-07-19
SPC 03	REVISED AS PER ROUND 2 SPC COMMENTS DRAFT	2024-04-24
SPC 02	REVISED AS PER ROUND 1 SPC COMMENTS	2023-09-23
SPC 01	ISSUED FOR SPC APPLICATION	2023-06-23

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT:  THEBERGE DEVELOPMENTS LTD.

ARCHITECT:  56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
BASELINE AND FISHER
 1350 FISHER AVENUE
 SHEET TITLE:
3D PERSPECTIVES

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No.:
PROJECT No: 2131	A-402 Plan No.: #

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
 PLOT DATE: 2024-07-31 12:51:53 PM
 PLOT FILE: D07-12-23-0076