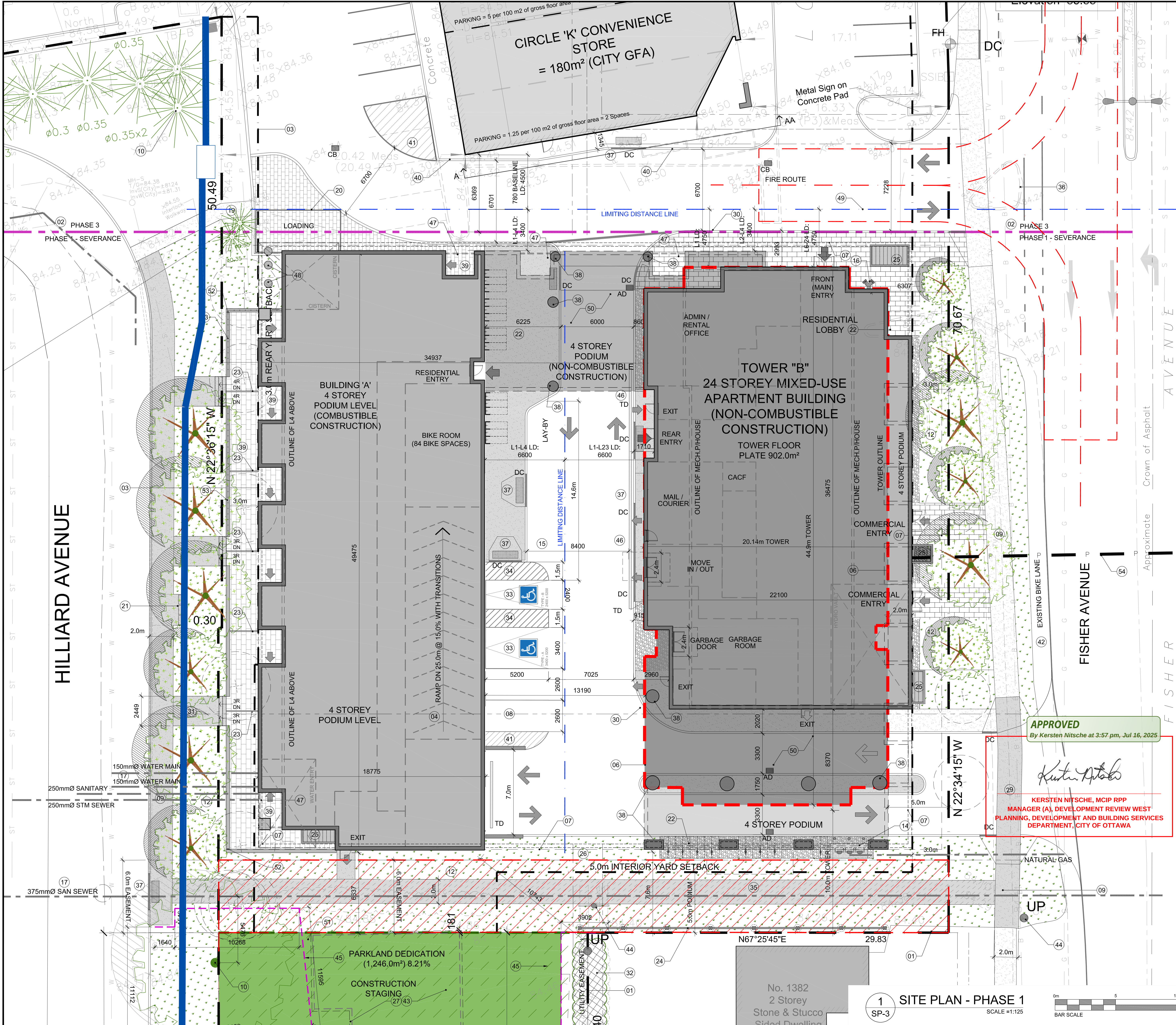




1

PROPERTY LINE

2

PHASE LINE

3

BUILDING SETBACK LINES

4

INTERNAL RAMP TO LG GARAGE WITH TRENCH DRAIN

5

EXISTING FIRE HYDRANT

6

OUTLINE OF TOWER ABOVE

7

OUTLINE OF PARKING GARAGE

8

SURFACE PARKING SPACE 2.8 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

SIAMSE 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 & DEPRESSSED THROUGH DRIVEWAY, SEE CIVIL

30

150mm HT CONCRETE BARRIER CURB

31

PRIVATE WALK

32

EXISTING CEDAR HEDGE TO REMAIN

33

ACCESSIBLE PARKING SPACES

34

DEPRESSSED CURB WITH 1.5m WIDE ACCESSIBLE AISLE

35

2.0m WIDE ASPHALT WALK

36

EXISTING ISLAND TO BE REMOVED

37

DEPRESSSED CURB WITH TWIS

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

DEPRESSSED 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 SPACE > 600mm, COORDINATE WITH CIVIL

54

UNDERGROUND HYDRO DUCT BANK TO VAULT, SEE ELECTRICAL DRAWINGS

REVISIONS FOR PARKS & FORESTRY

July 04, 25

ISSUED FOR BUILDING PERMIT

June 20, 25

REVISIONS FOR PARKS & FORESTRY

May 21, 25

ISSUED FOR FOUNDATION PERMIT

Feb 07, 25

ISSUED FOR EXCAVATION SHORING PERMIT

Dec 13, 24

REVISED AS PER ROUND 5 SPC COMMENTS

Oct 04, 24

REVISED AS PER CITY ENGINEERING COMMENTS

Sept 19, 24

REVISED AS PER ROUND 3 SPC COMMENTS

July 19, 24

REVISED AS PER ROUND 2 SPC COMMENTS

May 28, 24

REVISED AS PER ROUND 1 SPC COMMENTS

Sept 29, 23

ISSUED FOR SPC APPLICATION

June 08, 23

ISSUED FOR OWNER / CONSULTANT REVIEW

Apr 13, 23

No.

DESCRIPTION

DATE

REVISIONS:

ARCHITECT SEAL:

ARCHITECT ASSOCIATION

ARCHITECT: KIRSTEN NITSCHKE

SEAL DATE: STAMP DATE

CLIENT: THEBERGE HOMES

THEBERGE DEVELOPMENTS LTD.

ARCHITECT:

PROJECT TITLE: 780 Baseline Road PHASE 1

OTTAWA ONTARIO

SHEET TITLE: SITE PLAN PHASE 1 (ENLARGEMENT)

DRAWN: RV

CHECKED: RV

SCALE: 1:125

SHEET No.

PROJECT No: 2131

SP-3

1

SP-3

SITE PLAN - PHASE 1

SCALE = 1:125

BAR SCALE

0m 5 10