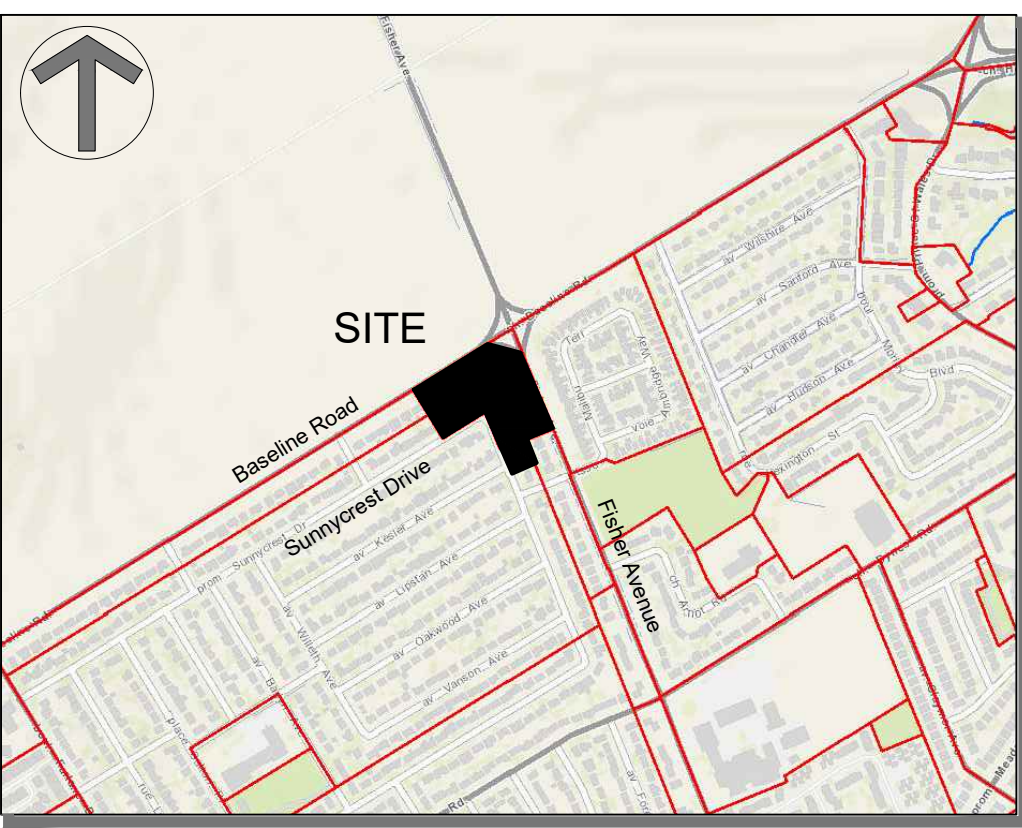


**1 SITE PLAN - PHASE 1**  
SP-2  
SCALE 1:350



<p><b>PROJECT DEVELOPER</b> Theberge Developments Ltd. 1600 Laperriere Ave Suite 205 Ottawa, ON K1Z 1B7 Tel: (613) 421-1515 Cell: (613) 880-5491 Email: joeytheberge@theberghomes.com Email: Jeremy@theberghomes.com</p>	<p><b>PROJECT INFORMATION</b> Zoning By-law 2008-250 Consolidation GM(2828) S491 O1(2029) SITE AREA 1.57 ha, 15,688.6 sq. m, 188,870 sq. ft. ZONING REQUIRED PROVIDED BUILDING HEIGHT BUILDING 'A' 24 STOREYS / 78.0m 24 STOREYS / 78.0m ALLOWABLE PROJECTION - AMENITY LEVEL 4.5m @ 200.0m<sup>2</sup> 4.5m @ 200.0m<sup>2</sup> FRONT YARD SETBACK 3.0m 3.0m INTERIOR SIDE YARD SETBACK 5.0m 5.0m REAR YARD SETBACK 3.0m 3.0m MINIMUM WIDTH OF LANDSCAPE AREA (ABUTTING A STREET OR RESIDENTIAL ZONE) 3.0m 6.5m MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT 3.0m 8.6m TOTAL RESIDENTIAL UNIT COUNT 312 312 PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT 154 248 PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT 30 30 PARKING - COMMERCIAL @ GROUND (UNDER 200m<sup>2</sup> GFA NOT REQUIRED) 0 0 BICYCLE PARKING - RESIDENTIAL - 1.0 PER UNIT 312 338 BICYCLE PARKING - COMMERCIAL - 1 PER 250m<sup>2</sup> GFA 1 1 AISLE &amp; DRIVEWAY MINIMUM / MAXIMUM WIDTH 6.0m / 6.7m 6.0m / 6.7m AMENITY AREA - TOTAL PER UNIT - 6.0m<sup>2</sup> 1,872.0m<sup>2</sup> 2,153.0m<sup>2</sup> AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m<sup>2</sup> 936.0m<sup>2</sup> 1,083.0m<sup>2</sup></p>
<p><b>URBAN PLANNER</b> Fotenn Consultants Inc. 396 Cooper Street, Suite 300 Ottawa, ON Canada, K2P 2H7 Tel.: (613) 730-5709 Fax: (613) 730-1136 E-Mail: alain@fotenn.com</p>	<p><b>TRANSPORTATION ENGINEER</b> CGH Transportation Inc. 6 Plaza Court Ottawa, ON K2H 7W1 Tel: (343) 999-9117 Cell: (613) 697-3797 Email: Christopher.Gordon@CGHtransportation.com Email: john.kingsley@cgtransportation.com</p>
<p><b>WIND / NOISE ENGINEER</b> Gradient Wind Engineering 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 Cell: (613) 226-5273 Email: joshua.foster@gradientwind.com</p>	<p><b>CIVIL ENGINEER</b> Egis Group 115 Walgreen Road Ottawa, ON K0A 1L0 Tel: (613) 836-2184 Tel: (613) 836-3742 Email: r.robinseau@egis-group.com</p>
<p><b>SURVEYOR</b> Farley, Smith &amp; Denis Surveying Ltd. 30 Colonnade Road North, unit 275 Ottawa, Ontario K2E 7J6 Tel: (613) 727-8226 Fax: (613) 727-1823 Email: jleslie@bellnet.ca</p>	<p><b>LANDSCAPE ARCHITECT</b> James B. Lennox &amp; Associates Inc. Landscape Architects 3332 Carling Ave. Ottawa, Ontario K2H 5A8 Tel: 613-722-5168 Fax: 1-866-343-3942 Email: ml@jbla.ca</p>
<p><b>LEGAL DESCRIPTION</b> TOPOGRAPHIC PLAN OF SURVEY OF LOT 6 AND PART OF LOTS 5, 7, 8, 9, 10, 11 &amp; 12 REGISTERED PLAN 310501 &amp; PART OF LOTS 5, 6, 7, 8 &amp; 9 REGISTERED PLAN 310509 CITY OF OTTAWA FARLEY, SMITH &amp; DENIS SURVEYING LTD. 2023</p>	<p><b>SITE PLAN LEGEND</b></p> <ul style="list-style-type: none"> <li>UNIT PAVERS SURFACE</li> <li>PRIVATE TERRACE</li> <li>NEW CONCRETE SIDEWALK</li> <li>NEW ASPHALT WALK</li> <li>CONCRETE WALK</li> <li>SOFT LANDSCAPING</li> <li>WASHED PEASTONE GRANULAR SURFACE</li> <li>PARKLAND DEDICATION</li> <li>BIKE RACK</li> <li>TWO WAY VEHICLE CIRCULATION</li> <li>RESIDENTIAL / COMMERCIAL DOOR</li> <li>PROPERTY LINE</li> <li>EXISTING TREE TO REMAIN</li> <li>EXISTING TREE TO BE REMOVED</li> </ul>

<p><b>SITE STATISTICS</b></p> <p>GROSS BUILDING - AREA (CITY OF OTTAWA DEFINITION) EXISTING PLAZA - BASELINE 1,820.0 sq. m, 19,590 sq. ft. EXISTING PLAZA - FISHER 925.0 sq. m, 9,957 sq. ft. PROPOSED TOWER 'A' 18,945.0 sq. m, 203,922 sq. ft. TOTAL AREA 21,690.0 sq. m, 233,469 sq. ft.</p> <p>PARKING SPACE PROVIDED COMMERCIAL RESTAURANT 915m<sup>2</sup> -5 PER 100m<sup>2</sup> GFA (MIN) 200 COMMERCIAL MEDICAL 880m<sup>2</sup> -2 PER 100m<sup>2</sup> GFA (MIN) 10 COMMERCIAL BANK 368m<sup>2</sup> -1.25 PER 100m<sup>2</sup> GFA (MIN) 5 COMMERCIAL RETAIL 405m<sup>2</sup> -1.25 PER 100m<sup>2</sup> GFA (MIN) 7 COMMERCIAL P.S.B. 405m<sup>2</sup> -1.25 PER 100m<sup>2</sup> GFA (MIN) 6 TOTAL (EXISTING PLAZA) 2,745m<sup>2</sup> 138 PROPOSED TOWER 'A' 278</p> <p>BICYCLE SPACE PROVIDED EXISTING PLAZA - BASELINE 6 EXISTING PLAZA - FISHER 2 PROPOSED TOWER 'A' 344 TOTAL 352</p> <p>LOT COVERAGE EXISTING PLAZA - BASELINE 2,260.3m<sup>2</sup> 14.41% EXISTING PLAZA - FISHER 1,156.7m<sup>2</sup> 7.37% PROPOSED TOWER 'A' 1,832.5m<sup>2</sup> 10.41% PAVED SURFACE 5,691.0m<sup>2</sup> 36.27% LANDSCAPE OPEN SPACE 3,713.3m<sup>2</sup> 23.67% PARKLAND DEDICATION 1,234.8m<sup>2</sup> 7.87% TOTAL 15,688.6m<sup>2</sup> 100.0%</p>	<p><b>BUILDING STATISTICS - PHASE 1</b></p> <p>GROSS BUILDING - AREA (CITY OF OTTAWA DEFINITION) PARKING LEVEL 0.0 sq. m, 0.0 sq. ft. GROUND FLOOR 395.9 + 174.8 sq. m, 570.7 sq. m, 6,143 sq. ft. 2nd FLOOR 1,685.6 sq. m, 18,144 sq. ft. 3rd FLOOR 1,685.6 sq. m, 18,144 sq. ft. 4th FLOOR 1,640.2 sq. m, 17,655 sq. ft. 5th FLOOR 546.2 sq. m, 5,879 sq. ft. 6th - 20th FLOOR - TOWER 15 + 108.6 sq. m, 16,148 sq. m, 174,405 sq. ft. 21st - 24th FLOOR 4 + 547.0 sq. m, 2,188.1 sq. m, 23,552 sq. ft. AMENITY / MECHANICAL PENTHOUSE 0.0 sq. m, 0.0 sq. ft. TOTAL AREA 18,945.0 sq. m, 203,922 sq. ft. TOWER FOOTPRINT AREA (BALCONIES NOT INCLUDED) 899.47 sq. m, 9,281 sq. ft.</p> <p>UNIT STATISTICS STUDIO UNIT 6.3% 19 1 BEDROOM UNIT 30.8% 95 2 BEDROOM UNIT 3.0% 199 2 BEDROOM UNIT + DEN UNIT 46.7% 20 3 BEDROOM 3.0% 19 TOTAL 312 COMMERCIAL OFFICE 174.8 sq. m, 1,882 sq. ft.</p> <p>CAR PARKING AREA 'X' ON SCHEDULE 1A MINIMUM REQUIRED RESIDENCE (AFTER 12 UNITS) - 0.5 PER DWELLING UNIT 150 VISITOR (AFTER 12 UNITS) - 0.1 PER DWELLING UNIT 30 COMMERCIAL OFFICE - NOT REQUIRED 0 TOTAL 180 MAXIMUM REQUIRED RESIDENCE - 1.75 PER DWELLING UNIT 546 COMMERCIAL OFFICE - 4.0 PER 100m<sup>2</sup> OF GFA 17 TOTAL 563 PROVIDED RESIDENCE - 0.79 PER UNIT 248 VISITOR - 0.1 PER UNIT 30 COMMERCIAL OFFICE 0 TOTAL 278 REVISIONS: ARCHITECT SEAL: [Signature] NORTH ARROW: [Arrow pointing up]</p>
<p><b>DRAWING NOTES</b></p> <ol style="list-style-type: none"> <li>PROPERTY LINE</li> <li>PHASE LINE</li> <li>BUILDING SETBACK LINES</li> <li>INTERNAL RAMP TO U/G GARAGE WITH TRENCH DRAIN</li> <li>EXISTING FIRE HYDRANT</li> <li>OUTLINE OF TOWER ABOVE</li> <li>OUTLINE OF PARKING GARAGE</li> <li>SURFACE PARKING SPACE 2.6 X 5.2 M</li> <li>EXISTING CITY SIDEWALK</li> <li>EXISTING TREE TO REMAIN, PROTECT AS REQUIRED</li> <li>EXISTING CONCRETE STREET CURB AND SIDEWALK</li> <li>SOFT LANDSCAPING, SEE LANDSCAPE PLAN</li> <li>BELOW GRADE CISTERN IN PARKING GARAGE</li> <li>1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS REQUIRED (GAS BLOW OFF)</li> <li>LAY-BY</li> <li>SIAMSESE CONNECTION</li> <li>PROPOSED UTILITIES, SEE CIVIL</li> <li>EXISTING COMMERCIAL PLAZA / PARKING TO REMAIN</li> <li>EXISTING PEDESTRIAN WALKWAY</li> <li>INTERIM LOADING BAY ON HARD LANDSCAPED SURFACE WITH MOUNTABLE CURB</li> <li>EXISTING MAIL BOXES / UTILITY EQUIPMENT / KIOSK</li> <li>BICYCLE RACK, SEE LANDSCAPING</li> <li>PRIVACY SCREEN</li> <li>2.1m HT. SOLID WOOD PRIVACY FENCE</li> <li>METAL GRATE - INTAKE / EXHAUST AIR SHAFT</li> <li>TEMPORARY SNOW STORAGE</li> <li>PARKLAND AREA / INTERIM CONSTRUCTION STAGING AREA WITH CONSTRUCTION FENCING</li> <li>PHASE 1 PARKLAND DEDICATION</li> <li>2.0m WIDE CONCRETE SIDEWALK, CONTINUOUS &amp; DEEPENED THROUGH DRIVEWAY, SEE CIVIL</li> <li>150mm HT CONCRETE BARRIER CURB</li> <li>PRIVATE WALK</li> <li>EXISTING CEDAR HEDGE TO REMAIN</li> <li>ACCESSIBLE PARKING SPACES</li> <li>DEPRESSED CURBS WITH 1.5m WIDE ACCESSIBLE AISLE</li> <li>2.0m WIDE ASPHALT WALK</li> <li>EXISTING ISLAND TO BE REMOVED</li> <li>DEPRESSED CURB WITH TWIS</li> <li>STRUCTURAL SUPPORT FOR BUILDING ABOVE</li> <li>PRIVATE TERRACES FOR TOWNHOUSE STYLE UNITS</li> <li>PAINTED ISLAND</li> <li>EXISTING 1.5m BIKE LANE ON CITY STREET</li> <li>EXISTING RESIDENTIAL HOUSE / LOT TO BE CLEARED</li> <li>EXISTING UTILITY POLE</li> <li>TREE / HEDGE PROTECTION ZONE</li> <li>DEPRESSED WALK AT SERVICE DOORS</li> <li>BALCONY ABOVE</li> <li>CISTERN WITH OVERFLOW / ACCESS</li> </ol>	<p><b>AMENITY SPACE</b></p> <p>1st FLOOR INTERIOR COMMUNAL = 113.0 sq. m EXTERIOR AT GRADE - PRIVATE = 110.0 sq. m 5th FLOOR INTERIOR COMMUNAL = 160.0 sq. m 5th FLOOR COMMUNAL TERRACE = 470.0 sq. m ROOF TOP COMMUNAL TERRACE = 140.0 sq. m ROOF TOP AMENITY ROOM = 200.0 sq. m PRIVATE TERRACE = 80.0 sq. m PRIVATE BALCONIES = 900.0 sq. m TOTAL = 2,153.0 sq. m TOTAL COMMUNAL = 1,083.0 sq. m REQUIRED - 6.0m<sup>2</sup> PER UNIT (312) = 1,872.0 sq. m REQUIRED COMMUNAL @ 50% = 936.0 sq. m</p> <p><b>WASTE REQUIREMENT (312 UNITS)</b></p> <p>GARBAGE - 0.11 PER UNIT 35 YARDS RECYCLING GMP - 0.018 PER UNIT 6 YARDS RECYCLING FIBER - 0.038 PER UNIT 12 YARDS COMPOST - 240L PER 50 UNITS 7</p> <p><b>LAND PHASE AREA</b></p> <p>PHASE 1 - BUILDING 'A' = 3,481.32 sq. m, 22.19% FUTURE PHASES - EX. PLAZA = 10,885.08 sq. m, 69.38% PHASE 1 PARKLAND = 349.60 sq. m, 2.23% FUTURE PHASES PARKLAND = 885.22 sq. m, 5.64% EASEMENT WITHIN PARKLAND = 87.45 sq. m, 0.56% TOTAL = 15,688.6 sq. m, 100.00%</p>

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 UNLESS SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

**NOTATION SYMBOLS:**

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

**THEBERGE HOMES**

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56 Beech Street, Ottawa, Ontario K1S 3J6  
1.613.724.9932 1.613.724.1209 www.rodericklahey.ca

**PROJECT TITLE: 780 Baseline Road PHASE 1**

OTTAWA ONTARIO

**SITE PLAN PHASE 1**

OTTAWA ONTARIO

**SP-2**

PROJECT No: 2131

SCALE: 1:350

DRAWN: RV CHECKED: T.Z.

SHEET No: [Blank]

DATE: [Blank]