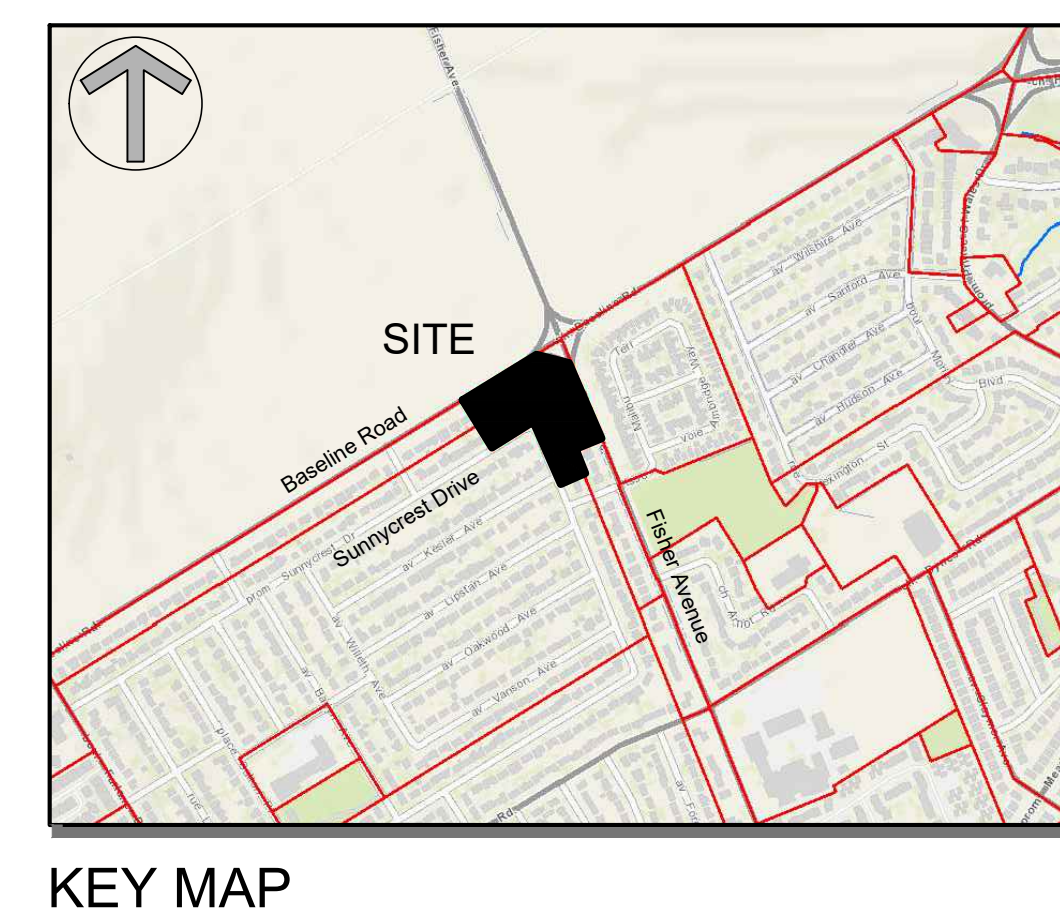


1 SITE PLAN - PHASE 1
SCALE: 1:350



<p>PROJECT DEVELOPER 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>PROJECT INFORMATION</p> <p>Zoning By-law 2008-250 Consolidation GM RIFF SITE AREA 1.57 ha, 15,688.6 sq. m, 188,870 sq. ft.</p> <table border="1"> <thead> <tr> <th>ZONING</th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>BUILDING HEIGHT</td> <td>18.0m</td> <td>24 STOREYS / 78.0m</td> </tr> <tr> <td>ALLOWABLE PROJECTION - AMENITY LEVEL</td> <td>0.0m</td> <td>4.0m</td> </tr> <tr> <td>DENSITY - MAXIMUM FLOOR SPACE INDEX (FULL SITE)</td> <td>2.0 = 28,588.8 sq. m</td> <td>4.6 = 64,056.5 sq. m</td> </tr> <tr> <td>TOWER SEPARATION</td> <td>23.0m</td> <td>60.0m</td> </tr> <tr> <td>TOWER FOOTPRINT</td> <td>750m²</td> <td>902m²</td> </tr> <tr> <td>FRONT YARD SETBACK</td> <td>3.0m</td> <td>3.0m</td> </tr> <tr> <td>INTERIOR SIDE YARD SETBACK</td> <td>5.0m</td> <td>6.0m</td> </tr> <tr> <td>REAR YARD SETBACK</td> <td>3.0m</td> <td>3.0m</td> </tr> <tr> <td>MINIMUM WIDTH OF LANDSCAPE AREA (ABUTTING A STREET OR RESIDENTIAL ZONE)</td> <td>3.0m</td> <td>6.5m</td> </tr> <tr> <td>MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT</td> <td>3.0m</td> <td>8.6m</td> </tr> <tr> <td>TOTAL RESIDENTIAL UNIT COUNT</td> <td>-</td> <td>328</td> </tr> <tr> <td>PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT</td> <td>154</td> <td>320</td> </tr> <tr> <td>PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT</td> <td>30</td> <td>30</td> </tr> <tr> <td>PARKING - COMM. MEDICAL (UNDER 500m² GFA NOT REQUIRED) - 2 PER 100m² GFA</td> <td>9</td> <td>9</td> </tr> <tr> <td>PARKING - COMM. OFFICE - 1 PER 100m² GFA</td> <td>2</td> <td>3</td> </tr> <tr> <td>BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT</td> <td>160</td> <td>320</td> </tr> <tr> <td>BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA</td> <td>3</td> <td>8</td> </tr> <tr> <td>aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH</td> <td>6.0m / 6.7m</td> <td>6.0m / 6.7m</td> </tr> <tr> <td>AMENITY AREA - TOTAL PER UNIT - 6.0m²</td> <td>1,920.0m²</td> <td>2,770.0m²</td> </tr> <tr> <td>AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²</td> <td>960.0m²</td> <td>1,320.0m²</td> </tr> </tbody> </table>	ZONING	REQUIRED	PROVIDED	BUILDING HEIGHT	18.0m	24 STOREYS / 78.0m	ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m	4.0m	DENSITY - MAXIMUM FLOOR SPACE INDEX (FULL SITE)	2.0 = 28,588.8 sq. m	4.6 = 64,056.5 sq. m	TOWER SEPARATION	23.0m	60.0m	TOWER FOOTPRINT	750m ²	902m ²	FRONT YARD SETBACK	3.0m	3.0m	INTERIOR SIDE YARD SETBACK	5.0m	6.0m	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	-	328	PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	154	320	PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT	30	30	PARKING - COMM. MEDICAL (UNDER 500m ² GFA NOT REQUIRED) - 2 PER 100m ² GFA	9	9	PARKING - COMM. OFFICE - 1 PER 100m ² GFA	2	3	BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	160	320	BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA	3	8	aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m	AMENITY AREA - TOTAL PER UNIT - 6.0m ²	1,920.0m ²	2,770.0m ²	AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	960.0m ²	1,320.0m ²
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<p>URBAN PLANNER 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>SITE STATISTICS</p> <p>GROSS BUILDING - AREA (CITY OF OTTAWA DEFINITION) EXISTING PLAZA - BASELINE 1,807.9 sq. m, 19,460 sq. ft. EXISTING PLAZA - FISHER 925.3 sq. m, 9,980 sq. ft. PROPOSED TOWER 'A' 20,136.9 sq. m, 216,752 sq. ft. TOTAL AREA 22,870.0 sq. m, 246,172 sq. ft.</p> <p>PARKING SPACE PROVIDED</p> <p>COMMERCIAL RESTAURANT - 5 PER 100m² GFA 46 COMMERCIAL MEDICAL - 2 PER 100m² GFA 14 COMMERCIAL BANK - 1.25 PER 100m² GFA 4 COMMERCIAL RETAIL - 1.25 PER 100m² GFA 5 COMMERCIAL P.S.B. - 1.25 PER 100m² GFA 5 TOTAL (EXISTING PLAZA) 138 PROPOSED TOWER 'A' 370</p> <p>BICYCLE SPACE PROVIDED</p> <p>EXISTING PLAZA - BASELINE 6 EXISTING PLAZA - FISHER 2 PROPOSED TOWER 'A' 329 TOTAL 337</p> <p>LOT COVERAGE</p> <p>EXISTING PLAZA - BASELINE 2,260.3m² 14.4% EXISTING PLAZA - FISHER 1,158.7m² 7.4% PROPOSED TOWER 'A' 1,723.7m² 11.0% PAVED SURFACE 5,634.1m² 35.9% LANDSCAPE OPEN SPACE 4,915.8m² 31.3% TOTAL 15,688.6m² 100.0%</p>																																																															
<p>TRANSPORTATION ENGINEER 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>BUILDING STATISTICS - PHASE 1</p> <p>GROSS BUILDING - AREA (CITY OF OTTAWA DEFINITION) PARKING LEVEL 0.0 sq. m, 0.00 sq. ft. GROUND FLOOR 474.6 + 458.8 sq. m, 5,100 + 4,908 sq. ft. 2nd FLOOR 1,691.2 sq. m, 18,204 sq. ft. 3rd FLOOR 1,692.0 sq. m, 18,212 sq. ft. 4th FLOOR 1,687.7 sq. m, 18,166 sq. ft. 5th FLOOR 393.1 sq. m, 4,231 sq. ft. 6th - 20th FLOOR - TOWER 15 x 745.2 sq. m, 1,604.8 sq. m, 15 x 8,000 sq. ft., 120,000 sq. ft. 21st & 22nd FLOOR 2 x 697.8 sq. m, 1,335.6 sq. ft., 2 x 7,388 sq. ft., 14,376 sq. ft. 23rd & 24th FLOOR 2 x 629.2 sq. m, 1,268.5 sq. ft., 2 x 6,773 sq. ft., 13,546 sq. ft. TOTAL (EXISTING PLAZA) 138 AMENITY / MECHANICAL PENTHOUSE 0.0 sq. m, 0.00 sq. ft. TOTAL AREA 20,136.9 sq. m, 216,752 sq. ft.</p> <p>UNIT STATISTICS</p> <p>STUDIO UNIT 5.3% 17 1 BEDROOM UNIT 50.9% 163 2 BEDROOM UNIT 41.6% 133 3 BEDROOM 2.2% 7 TOTAL 320</p> <p>CAR PARKING AREA 'X' on SCHEDULE 1A</p> <p>MINIMUM REQUIRED</p> <p>RESIDENCE (AFTER 12 UNITS) - 0.5 PER DWELLING UNIT 154 VISITOR (AFTER 12 UNITS) - 0.1 PER DWELLING UNIT 30 COMM. MEDICAL FACILITY - 2 PER 100m² OF GFA 9 COMM. OFFICE (ABOVE THE FIRST FLOOR) - 1 PER 100m² OF GFA 2 TOTAL 186</p> <p>MAXIMUM REQUIRED</p> <p>RESIDENCE - 1.75 PER DWELLING UNIT 560 COMM. MEDICAL FACILITY - 5 PER 100m² OF GFA 24 COMM. OFFICE (ABOVE THE FIRST FLOOR) - 2.7 PER 100m² OF GFA 7 TOTAL 591</p> <p>PROVIDED</p> <p>RESIDENCE - 1.0 PER UNIT 328 COMM. OFFICE - 0.1 PER UNIT (MAX. 30) 30 COMM. MEDICAL FACILITY - 2 PER 100m² OF GFA 9 COMM. OFFICE (ABOVE THE FIRST FLOOR) - 1 PER 100m² OF GFA 3 TOTAL 370</p> <p>BICYCLE PARKING</p> <p>REQUIRED</p> <p>RESIDENCE - 0.5 PER UNIT (320 UNITS) 160 COMM. MEDICAL - 1.0 PER 250m² OF G.F.A. 2 COMM. OFFICE - 1.0 PER 250m² OF G.F.A. 1 TOTAL 163</p> <p>PROVIDED</p> <p>EXTERIOR 8 PARKING GARAGE 320 TOTAL 328</p> <p>AMENITY SPACE</p> <p>EXTERIOR AT GRADE - PRIVATE = 150.0 sq. m. EXTERIOR AT GRADE - COMMUNAL = 400.0 sq. m. 5th FLOOR INTERIOR COMMUNAL = 370.0 sq. m. 5th FLOOR COMMUNAL TERRACE = 300.0 sq. m. ROOF TOP COMMUNAL TERRACE = 100.0 sq. m. ROOF TOP AMENITY ROOM = 130.0 sq. m. PRIVATE TERRACE = 100.0 sq. m. PRIVATE BALCONIES = 1,200.0 sq. m. TOTAL = 2,750.0 sq. m. TOTAL COMMUNAL = 1,300.0 sq. m. REQUIRED - 6.0M² PER UNIT (320) = 1,920.0 sq. m. REQUIRED COMMUNAL @ 50% = 960.0 sq. m.</p> <p>WASTE REQUIREMENT (320 UNITS)</p> <p>GARBAGE - 0.11 PER UNIT 36 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>LAND PHASE AREA</p> <p>PHASE 1 - BUILDING 'A' = 3,519.2 sq. m, 22.43% PHASE 1 PARKLAND = 352.0 sq. m, 2.24% FUTURE PHASES - EX. PLAZA = 10,900.4 sq. m, 69.48% FUTURE PHASES PARKLAND = 917.0 sq. m, 5.85% TOTAL = 15,688.6 sq. m, 100.0%</p>																																																															
<p>WIND / NOISE ENGINEER 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>LEGAL DESCRIPTION TOPOGRAPHIC PLAN OF SURVEY OF LOT 6 AND PART OF LOTS 5, 7, 8, 9, 10, 11 & 12 REGISTERED PLAN 310501 & PART OF LOTS 5, 6, 7, 8 & 9 REGISTERED PLAN 310509 CITY OF OTTAWA FARLEY, SMITH & DENIS SURVEYING LTD. 2023</p>																																																															
<p>CIVIL ENGINEER McIntosh Perry 115 Walgreen Road Ottawa, ON K0A 1L0 Tel: (613) 836-2184 Fax: (613) 836-3742 Email: r.robinseau@mcintoshperry.com</p>	<p>LANDSCAPE ARCHITECT James B. Lennox & Associates Inc. Landscape Architects 3332 Carling Ave. Ottawa, Ontario K2E 5A8 Tel: 613-722-5168 Fax: 1-866-343-3942 Email: ml@jbla.ca</p>																																																															
<p>SURVEYOR Farley, Smith & 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>SITE PLAN LEGEND</p> <ul style="list-style-type: none"> UNIT PAVERS SURFACE PRIVATE TERRACE NEW CONCRETE SIDEWALK EXISTING CONCRETE SIDEWALK SOFT LANDSCAPING PARKLAND DEDICATION BIKE RACK TWO WAY VEHICLE CIRCULATION RESIDENTIAL / COMMERCIAL DOOR PROPERTY LINE EXISTING TREE TO REMAIN EXISTING TREE TO BE REMOVED 																																																															

<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.</p> <p>ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.</p> <p>THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.</p> <p>DO NOT SCALE DRAWINGS.</p> <p>COPYRIGHT RESERVED.</p>	<p>NOTATION SYMBOLS:</p> <p>(1) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.</p> <p>(2) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.</p> <p>(3) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.</p> <p>(4) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.</p> <p>(5) DETAIL NUMBER</p> <p>(6) TITLE</p> <p>(7) DETAIL REFERENCE PAGE</p> <p>(8) DETAIL CROSS REFERENCE PAGE</p>												
<p>DRAWING NOTES</p> <ol style="list-style-type: none"> PROPERTY LINE PHASE LINE BUILDING SETBACK LINES INTERNAL RAMP TO U/G GARAGE WITH TRENCH DRAIN EXISTING FIRE HYDRANT OUTLINE OF TOWER ABOVE OUTLINE OF PHASE 1 PARKING GARAGE SURFACE PARKING SPACE 2.6 X 5.2 M 2.0m WIDE CITY SIDEWALK EXISTING TREE TO REMAIN, PROTECT AS REQUIRED EXISTING CONCRETE STREET CURB AND SIDEWALK SOFT LANDSCAPING, SEE LANDSCAPE PLAN BELOW GRADE CISTERN IN PARKING GARAGE 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF) HYDRO VAULT LOCATION IN PARKING GARAGE SIAMSESE CONNECTION PROPOSED UTILITIES, SEE CIVIL EXISTING COMMERCIAL PLAZA / PARKING TO REMAIN EXISTING PEDESTRIAN WALKWAY INTERIM LOADING BAY ON HARD LANDSCAPED SURFACE WITH MOUNTABLE CURB EXISTING MAIL BOXES / UTILITY EQUIPMENT / KIOSK EXISTING BIKE RACKS, SEE LANDSCAPING PRIVACY SCREEN 2.1m HT. SOLID WOOD PRIVACY FENCE METAL GRATE - AIR SHAFT TEMPORARY SNOW STORAGE PARKLAND AREA / INTERIM CONSTRUCTION STAGING AREA WITH CONSTRUCTION FENCING PHASE 1 PARKLAND DEDICATION DEPRESSED CURB WITH 2.0m WIDE CONTINUOUS SIDEWALK TO CITY STANDARDS, SEE CIVIL 150mm HT CONCRETE BARRIER CURB 1.5m WIDE PRIVATE WALK EXISTING CEDAR HEDGE TO REMAIN ACCESSIBLE PARKING SPACES DEPRESSED CURB WITH 1.5m WIDE ACCESSIBLE AISLE 2.0m WIDE CONCRETE WALK EXISTING ISLAND TO BE REMOVED DEPRESSED CURB STRUCTURAL SUPPORT FOR BUILDING ABOVE PRIVATE TERRACES FOR TOWNHOUSE STYLE UNITS RE-ALINE EXISTING CURB AND DRIVEWAY PAINTED ISLAND EXISTING 1.5m BIKE LANE ON CITY STREET EXISTING RESIDENTIAL WALKWAY / LOT TO BE CLEARED EXISTING UTILITY POLE 	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR OWNER / CONSULTANT REVIEW</td> <td>Apr. 13, 23</td> </tr> <tr> <td>2</td> <td>ISSUED FOR SPC APPLICATION</td> <td>June 09, 23</td> </tr> <tr> <td>3</td> <td>REVISED AS PER ROUND 1 SPC COMMENTS</td> <td>Sept. 29, 23</td> </tr> </tbody> </table> <p>ARCHITECT SEAL: RODERICK LAHEY ARCHITECT INC. License #4375</p> <p>CLIENT: THEBERGE HOMES</p> <p>PROJECT TITLE: 780 Baseline Road PHASE 1</p> <p>OTTAWA ONTARIO</p> <p>SHEET TITLE: SITE PLAN PHASE 1</p> <p>DRAWN: RV CHECKED: T.Z.</p> <p>SCALE: 1:350 SHEET No. SP-2</p> <p>PROJECT No. 2131</p>	No.	DESCRIPTION	DATE	1	ISSUED FOR OWNER / CONSULTANT REVIEW	Apr. 13, 23	2	ISSUED FOR SPC APPLICATION	June 09, 23	3	REVISED AS PER ROUND 1 SPC COMMENTS	Sept. 29, 23
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