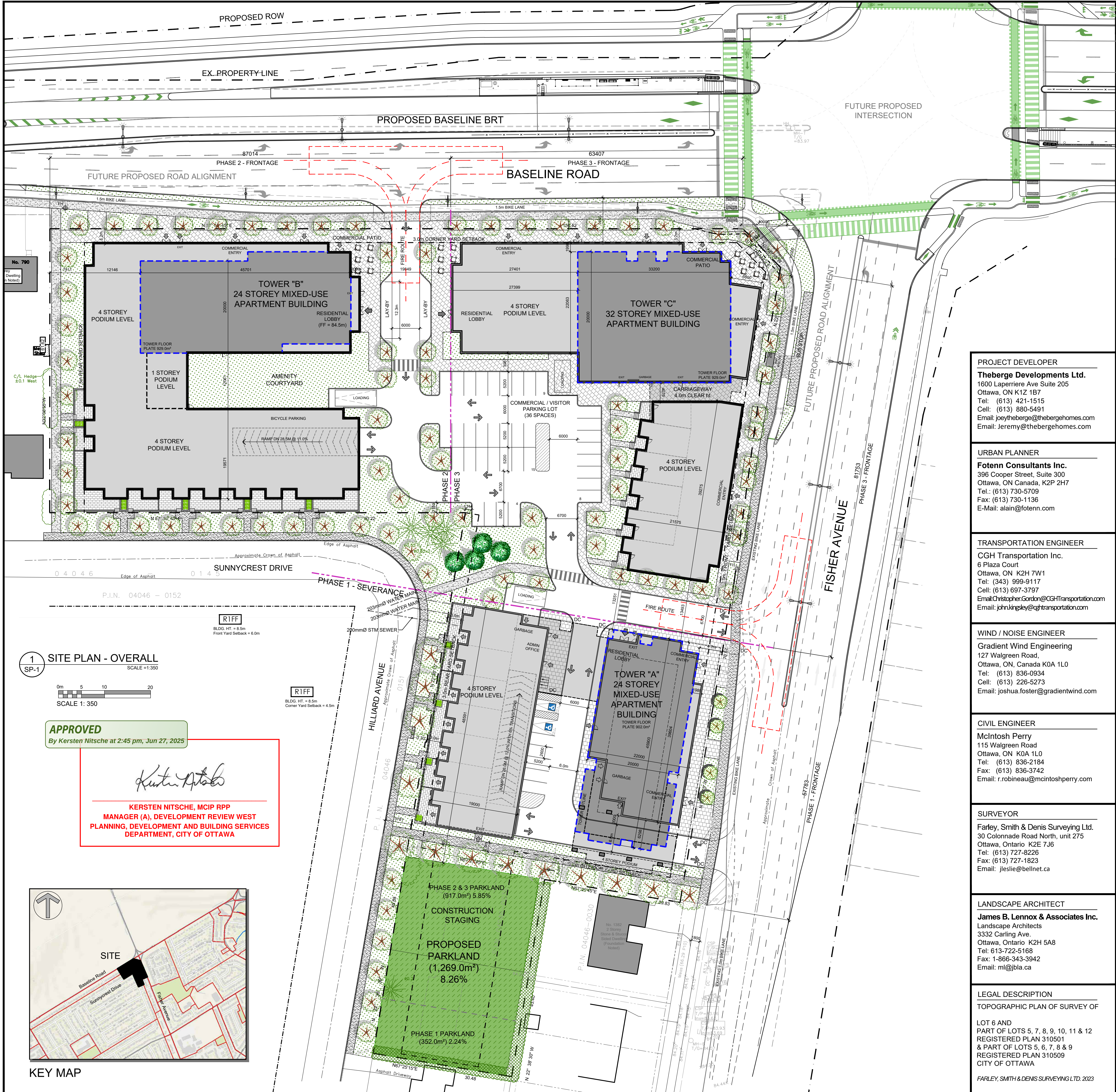




PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	R1FF8, GM	SITE AREA	1.57 ha, 15,688.6 sq. m, 168,870 sq. ft.
ZONING		REQUIRED	PROVIDED
BUILDING HEIGHT	BUILDING 'A'	18.0m	24 STOREYS / 78.0m
	BUILDING 'B'	18.0m	24 STOREYS / 78.0m
	BUILDING 'C'	18.0m	32 STOREYS / 102.0m
ALLOWABLE PROJECTION - AMENITY LEVEL		0.0m	4.0m
DENSITY - MAXIMUM FLOOR SPACE INDEX	2.0 = 28,588.8 sq. m		4.5 = 68,827.0 sq. m
DENSITY - UNITS PER HECTARE			694
TOWER SEPARATION		23.0m	49.0m & 56.0m
TOWER FOOTPRINT (GUIDELINE ONLY) NOT INCLUDES BALCONIES		750m²	902m² / 930m²
FRONT YARD SETBACK		3.0m	3.0m
CORNER YARD SETBACK		3.0m	3.0m
INTERIOR SIDE YARD SETBACK (VARIES)	5.0m / 7.5m		5.0m / 7.5m
REAR YARD SETBACK (VARIES)	3.0m / 7.5m		3.0m / 7.5m
MINIMUM WIDTH OF LANDSCAPE AREA (ABUTTING A STREET OR RESIDENTIAL ZONE)	0.0m / 3.0m		3.0m
MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT	3.0m		1.5m
TOTAL RESIDENTIAL UNIT COUNT			1,089
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT		ZONING AREA X	527
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT			105
PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 TO 10.0 PER 100m² GFA			TBD
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT			545
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA			11
AMENITY AREA - TOTAL PER UNIT - 6.0m²			6.0m
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²			8,550m²
PARKLAND DEDICATION AREA - 10% RESIDENTIAL / 2% COMMERCIAL			4,050m²
			1,269.0m²
CAR PARKING AREA 'X' ON SCHEDULE 1A			
MINIMUM REQUIRED			
RESIDENCE (AFTER 12 UNITS)	- 0.5 PER DWELLING UNIT	527	
VISITOR (AFTER 12 UNITS)	- 0.1 PER DWELLING UNIT	105	
COMM. USE	- UNDER 200m² NON REQUIRED	0	
COMM. DAYCARE	- 1.0 PER 100m² OF GFA	ESTIMATE	4
COMM. MEDICAL FACILITY	- 2.0 PER 100m² OF GFA	ESTIMATE	9
COMM. PSB	- 1.25 PER 100m² OF GFA	ESTIMATE	0
COMM. RESTAURANT	- 5.0 PER 100m² OF GFA	ESTIMATE	60
COMM. RETAIL	- 1.25 PER 100m² OF GFA	ESTIMATE	0
COMM. OFFICE (AFTER THE FIRST FLOOR)	- 1.0 PER 100m² OF GFA	ESTIMATE	2
TOTAL		707	
MAXIMUM REQUIRED			
RESIDENCE	- 1.75 PER DWELLING UNIT	1,906	
COMM. MEDICAL FACILITY	- 5.0 PER 100m² OF GFA	ESTIMATE	24
COMM. RETAIL	- 4.0 PER 100m² OF GFA	ESTIMATE	20
COMM. OFFICE (AFTER THE FIRST FLOOR)	- 2.7 PER 100m² OF GFA	ESTIMATE	7
TOTAL		1,957	
PROVIDED			
RESIDENCE	- 0.92 PER DWELLING UNIT	999	
VISITOR	- 0.1 PER DWELLING UNIT	105	
COMM. USE		45	
TOTAL		1,149	
LOCATION			
PARKING GARAGE - P1 LEVEL		264	
PARKING GARAGE - P2 LEVEL		280	
PARKING GARAGE - P3 LEVEL		280	
PARKING GARAGE - P4 LEVEL		280	
EXTERIOR		45	
TOTAL		1,149	
BICYCLE PARKING			
REQUIRED			
RESIDENCE	- 0.5 PER UNIT (1,089 UNITS)	545	
COMMERCIAL	- 1 PER 250m² GFA (2,847.5m²)	11	
TOTAL		546	
PROVIDED			
RESIDENCE	- 1.0 PER UNIT	1,089	
COMMERCIAL		32	
TOTAL		1,121	
AMENITY SPACE			
AT GRADE EXTERIOR - COMMUNAL		600.0 sq. m.	
INTERIOR 1st fl. AMENITY - COMMUNAL		450.0 sq. m.	
EXTERIOR TERRACES - PRIVATE		500.0 sq. m.	
INTERIOR 5th fl. AMENITY - COMMUNAL		900.0 sq. m.	
EXTERIOR 5th fl. TERRACES - COMMUNAL		1,200.0 sq. m.	
EXTERIOR ROOF TOP - COMMUNAL		300.0 sq. m.	
INTERIOR ROOF TOP - COMMUNAL		600.0 sq. m.	
PRIVATE BALCONIES		4,000.0 sq. m.	
TOTAL		8,550.0 sq. m.	
TOTAL COMMUNAL		4,050.0 sq. m.	
REQUIRED - 6.0M² PER UNIT (1,089)		6,534.0 sq. m.	
REQUIRED COMMUNAL @ 50%		3,267.0 sq. m.	
LAND PHASE AREA			
PHASE 1 - BUILDING "A"	3,519.2 sq. m.	22.43%	
PHASE 2 - BUILDING "B"	2,786.2 sq. m.	17.63%	
PHASE 3 - BUILDING "C"	5,336.1 sq. m.	33.53%	
PARKLAND DEDICATION	1,269.0 sq. m.	8.09%	
TOTAL	15,688.6 sq. m.	100.00%	
LOT COVERAGE			
BUILDING FOOTPRINT - "A"	1,721.7 sq. m.	10.97%	
BUILDING FOOTPRINT - "B"	2,786.2 sq. m.	17.63%	
BUILDING FOOTPRINT - "C"	2,510.8 sq. m.	16.00%	
DRIVING SURFACE	2,665.6 sq. m.	16.99%	
LANDSCAPE SURFACE	4,755.3 sq. m.	29.99%	
PARKLAND DEDICATION	1,269.0 sq. m.	8.09%	
TOTAL	15,688.6 sq. m.	100.00%	
BUILDING STATISTICS			
GROSS BUILDING - AREAS (CITY OF OTTAWA ZONING AREA)			
BUILDING 'A' - 24 Storeys			
TOTAL AREA	19,743.8 sq. m.		
TOWER FOOTPRINT	902.0 sq. m.		
UNIT COUNT	320		
VEHICLE PARKING	320 + 9	329	
BICYCLE PARKING	320 + 8	328	
COMMERCIAL AREA	710.7 sq. m.		
BUILDING 'B' - 24 Storeys			
TOTAL BUILDING AREA	22,320.0 sq. m.		
BASED ON 75% OF CONSTRUCTION AREA	240,030.0 sq. ft.		
TOWER FOOTPRINT	929.0 sq. m.		
UNIT COUNT	343		
VEHICLE PARKING - RESIDENTIAL ONLY	343 + 17	360	
BICYCLE PARKING	343 + 12	355	
COMMERCIAL AREA	1,207.7 sq. m.		
BUILDING 'C' - 32 Storeys			
TOTAL AREA	26,784.0 sq. m.		
BASED ON 75% OF CONSTRUCTION AREA	288,300.0 sq. ft.		
TOWER FOOTPRINT	928.0 sq. m.		
UNIT COUNT	426		
VEHICLE PARKING - RESIDENTIAL ONLY	426 + 17	460	
BICYCLE PARKING	426 + 12	438	
COMMERCIAL AREA	929.0 sq. m.		
BUILDING AREA BASED ON 75% OF CONSTRUCTION AREA			
PHASE 1 - TOWER "A"	19,743.8 sq. m.		
PHASE 2 - TOWER "B"	22,320.0 sq. m.		
PHASE 3 - TOWER "C"	26,784.0 sq. m.		
TOTAL AREA ABOVE GRADE	68,827.0 sq. m.		
740,850.0 sq. ft.			
UNIT MIX - 1,089 UNITS			
TOWNHOUSE	2.1%	23	
STUDIO UNIT	3.8%	41	
ONE BEDROOM UNIT	59.8%	651	
TWO BEDROOM UNIT	24.6%	269	
THREE BEDROOM UNIT	9.7%	106	
TOTAL UNITS	100%	1,089	
COMMERCIAL AREA	2,847.5 sq. m.		
30,650.0 sq. ft.			
REVISIONS:			
ARCHITECT SEAL:	NORTH ARROW:		
CLIENT:			
THEBERGE DEVELOPMENTS LTD.			
ARCHITECT: RODERICK LAHEY ARCHITECT INC.			
56 Beech Street, Ottawa, Ontario K1S 3J6 t.613.724.9932 f.613.724.1209 www.roderricklahey.ca			
PROJECT TITLE:			
780 Baseline Road			
SITE PLAN OVERALL			
DRAWN: RV	CHECKED: T.Z.		
SCALE: 1:350	SHEET No.		
PROJECT No. 2131			
SP-1			

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.

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NOTATION SYMBOLS:

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.

INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.

DETAIL NUMBER

TITLE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

REVISED AS PER ROUND 1 SPC COMMENTS	Sept 29, 23
ISSUED FOR SPC APPLICATION - PHASE 1	June 09, 23
ISSUED FOR ROUND 2 ZA COMMENTS	Apr. 28, 23
ISSUED TO OWNER / CONSULTANT	Apr. 19, 23
REVISED AS PER ROUND 1 ZA COMMENTS	Mar. 20, 23
ISSUED FOR ZONING AMENDMENT APPLICATION	May 16, 22
ISSUED FOR OWNER / CONSULTANT REVIEW	May 10, 22

ARCHITECT SEAL:	NORTH ARROW:
CLIENT:	
THEBERGE HOMES	
ARCHITECT: RODERICK LAHEY ARCHITECT INC.	
PROJECT TITLE:	
780 Baseline Road	
OTTAWA	ONTARIO
SHEET TITLE:	
SITE PLAN OVERALL	
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