



PROJECT INFORMATION

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	750 sq. m	930 sq. m
Front Yard Setback	3.0m	3.0m
Interior Side Yard Setback	5.0m	6.5m
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

SITE STATISTICS

Category	Value
GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)	18,077.9 sq. m
EXISTING PLAZA - BASELINE (ESTIMATE 80% EFFICIENCY)	19,460 sq. ft.
EXISTING PLAZA - FISHER (ESTIMATE 80% EFFICIENCY)	9,900 sq. ft.
PROPOSED TOWER 'A'	20,136.9 sq. m
TOTAL AREA	22,870.0 sq. m

BUILDING STATISTICS - PHASE 1

FLOOR	Area
PARKING LEVEL	0.0 sq. m
GROUND FLOOR	474.6 + 458.8 sq. m
2nd FLOOR	1,691.2 sq. m
3rd FLOOR	1,692.0 sq. m
4th FLOOR	1,687.7 sq. m
5th FLOOR	393.1 sq. m
6th - 20th FLOOR - TOWER	15 x 743.2 sq. m
21st & 22nd FLOOR	15 x 6,000 sq. ft.
23rd & 24th FLOOR	2 x 697.8 sq. m
AMENITY / MECHANICAL PENTHOUSE	0.0 sq. m
TOTAL AREA	20,136.9 sq. m

LOT COVERAGE

Category	Value
EXISTING PLAZA - BASELINE	2,260.3m ² 14.4%
EXISTING PLAZA - FISHER	1,158.7m ² 7.4%
PROPOSED TOWER 'A'	1,725.7m ² 11.0%
PAVED SURFACE	5,634.1m ² 35.9%
LANDSCAPE OPEN SPACE	4,915.8m ² 31.3%
TOTAL	15,688.6m ² 100.0%

DRAWING NOTES

- 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 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
- EXISTING UTILITY EQUIPMENT / KIOSK
- BICYCLE RACK, 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
- EXISTING RESIDENTIAL HOUSE / LOT TO BE CLEARED
- 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
- PROPOSED CITY BOULEVARD - CURB / LANDSCAPE STRIP / SIDEWALK

AMENITY SPACE

Category	Value
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	320.0 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	2,770.0 sq. m

REFUSE REQUIREMENT (320 UNITS)

Category	Value
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

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.

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- 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
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC APPLICATION	June 09, 23
2	ISSUED FOR OWNER / CONSULTANT REVIEW	Apr. 13, 23

ARCHITECT SEAL: **RODERICK LAHEY ARCHITECT INC.** LICENSE #4375

CLIENT: **THEBERGE HOMES**

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

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN PHASE 1**

DRAWN: RV CHECKED: T.Z.

SCALE: 1:300 SHEET No.

PROJECT No: 2131

SP-2

1 SITE PLAN - PHASE 1

SCALE 1:300

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LANDSCAPE ARCHITECT James B. Lennox & Associates Inc. Landscape Architects 3332 Carling Ave. Ottawa, Ontario K2H 5A8 Tel: 613-722-5168 Fax: 1-866-343-3942 Email: ml@jbla.ca	KEY MAP 	
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		