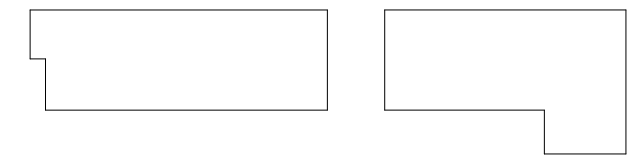
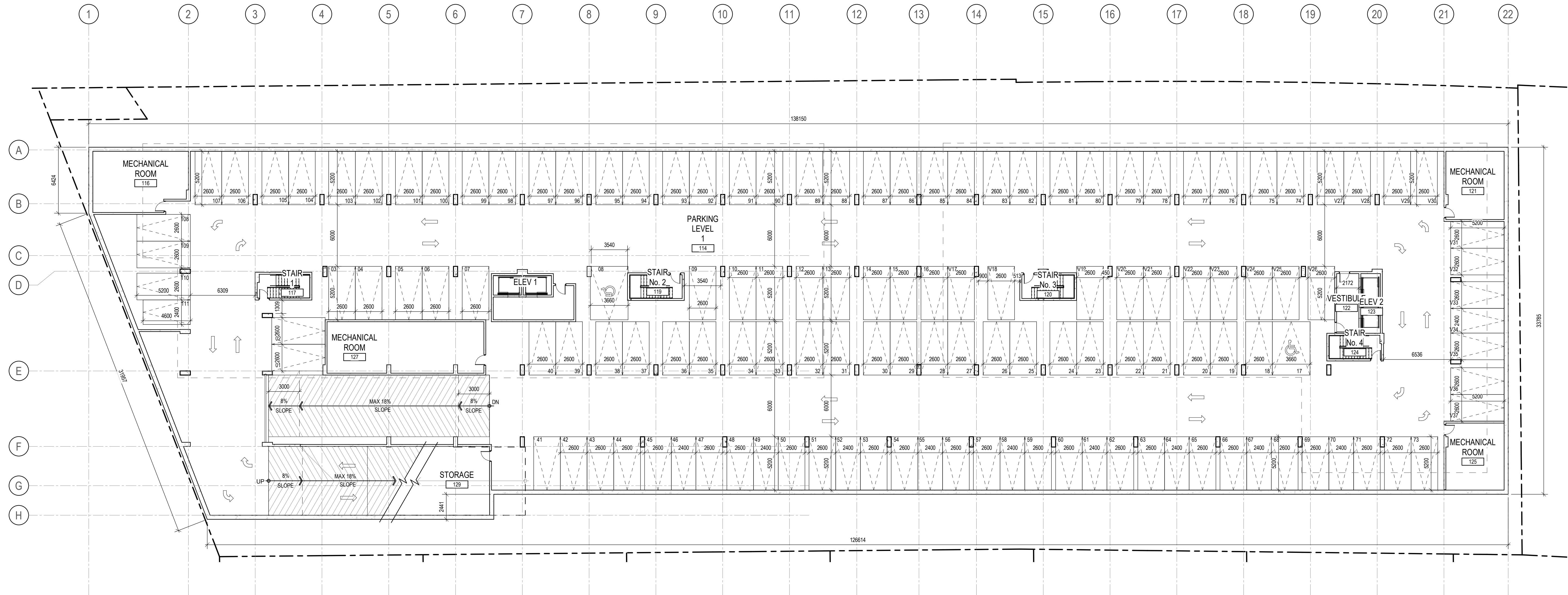


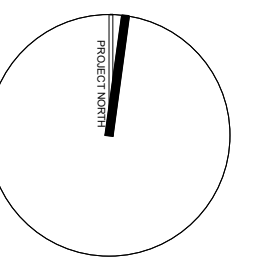
- GENERAL ARCHITECTURAL NOTES:
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  2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
  3. Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
  4. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
  5. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
  6. These documents are not to be used for construction unless specifically noted for such purpose.



KEY PLAN



4 RE-ISSUED FOR RE-ZONING 22-12-09  
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studio**

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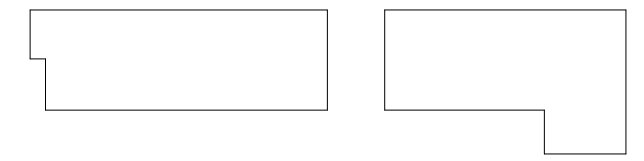
PROJ	SCALE	DRAWN	REVIEWED
2204	NOTED	GS	RMK

**LEVEL P1 - OVERALL FLOOR PLAN**

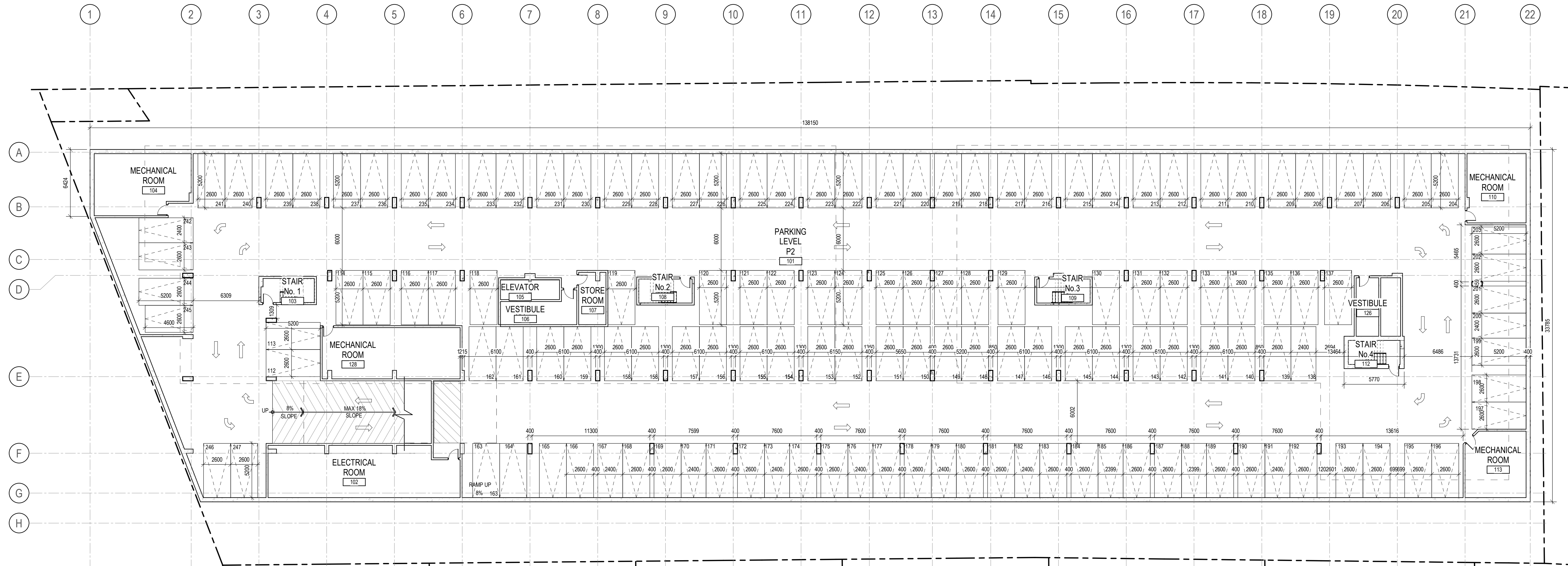
**A100.1**

1 LEVEL P1 - FLOOR PLAN  
A100.1 SCALE: 1 : 200

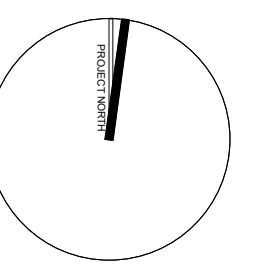
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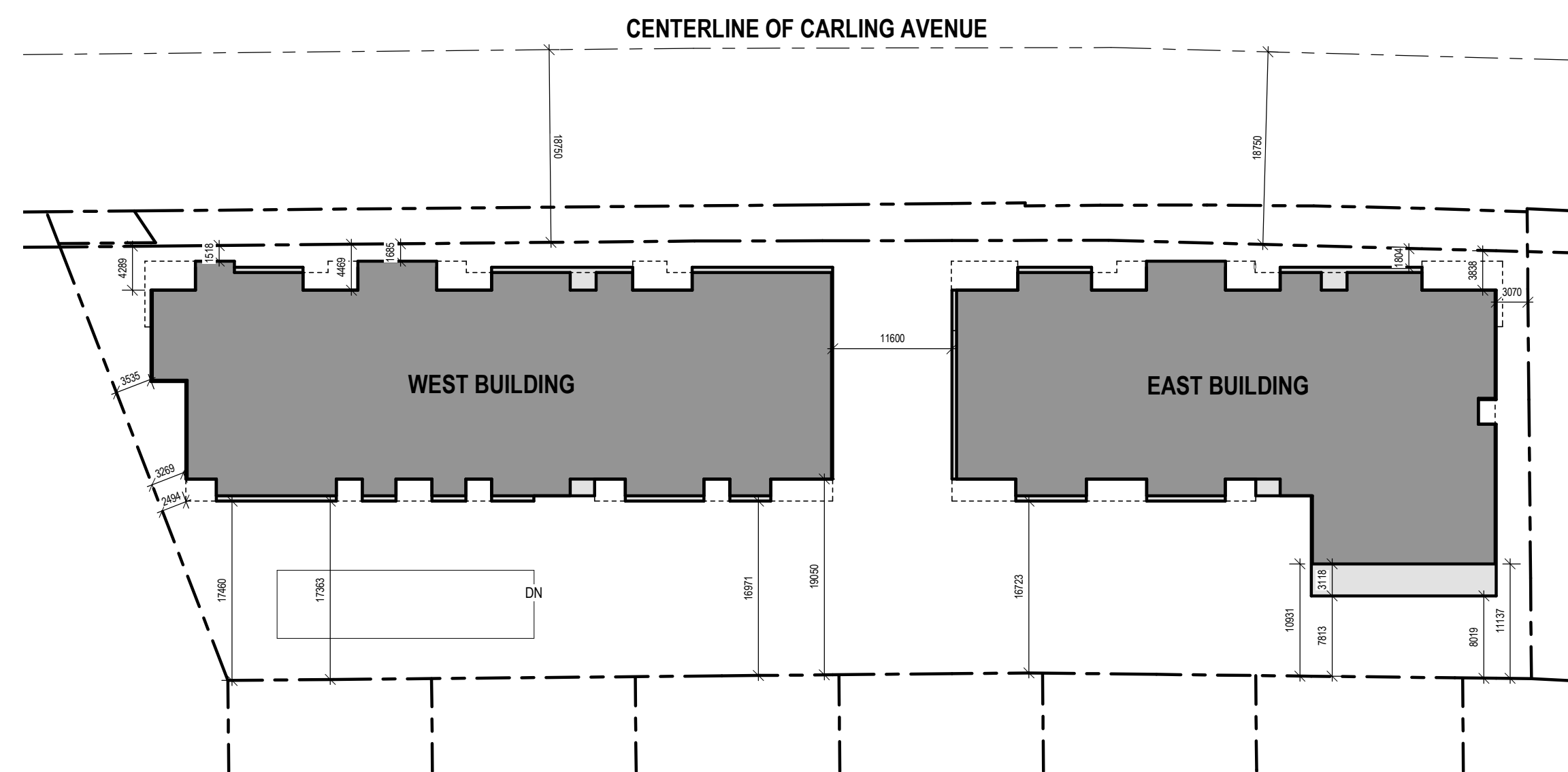
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PROJ	SCALE	DRAWN	REVIEWED
2204	NOTED	AR	GS

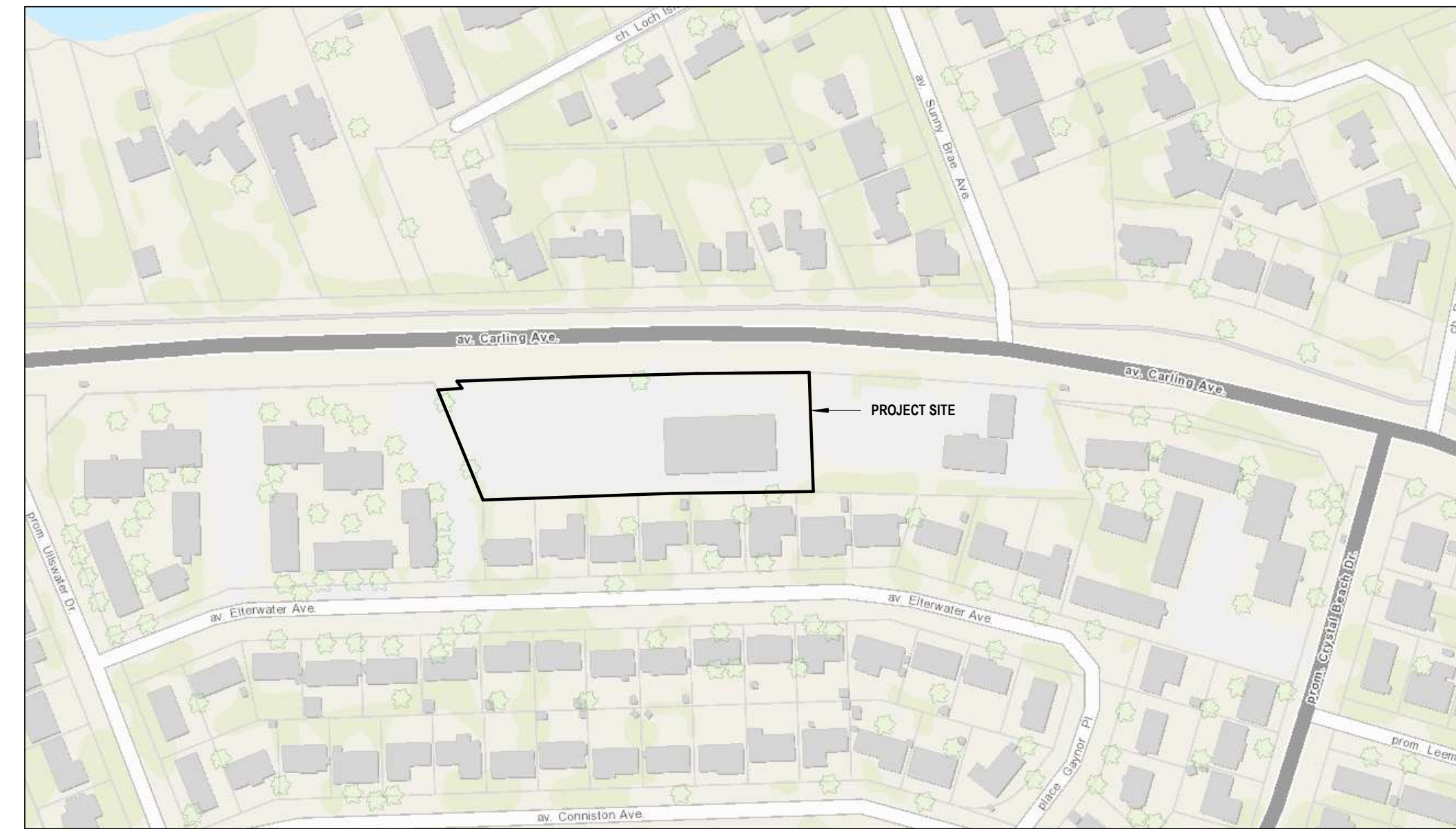
LEVEL P2 - OVERALL FLOOR PLAN

**A100.2**

1 LEVEL P2 - FLOOR PLAN  
A100.2 SCALE: 1 : 200



2 SITE DIAGRAM  
SP-01 SCALE: 1: 500



3 LOCATION PLAN  
SP-01 SCALE: 1: 2000

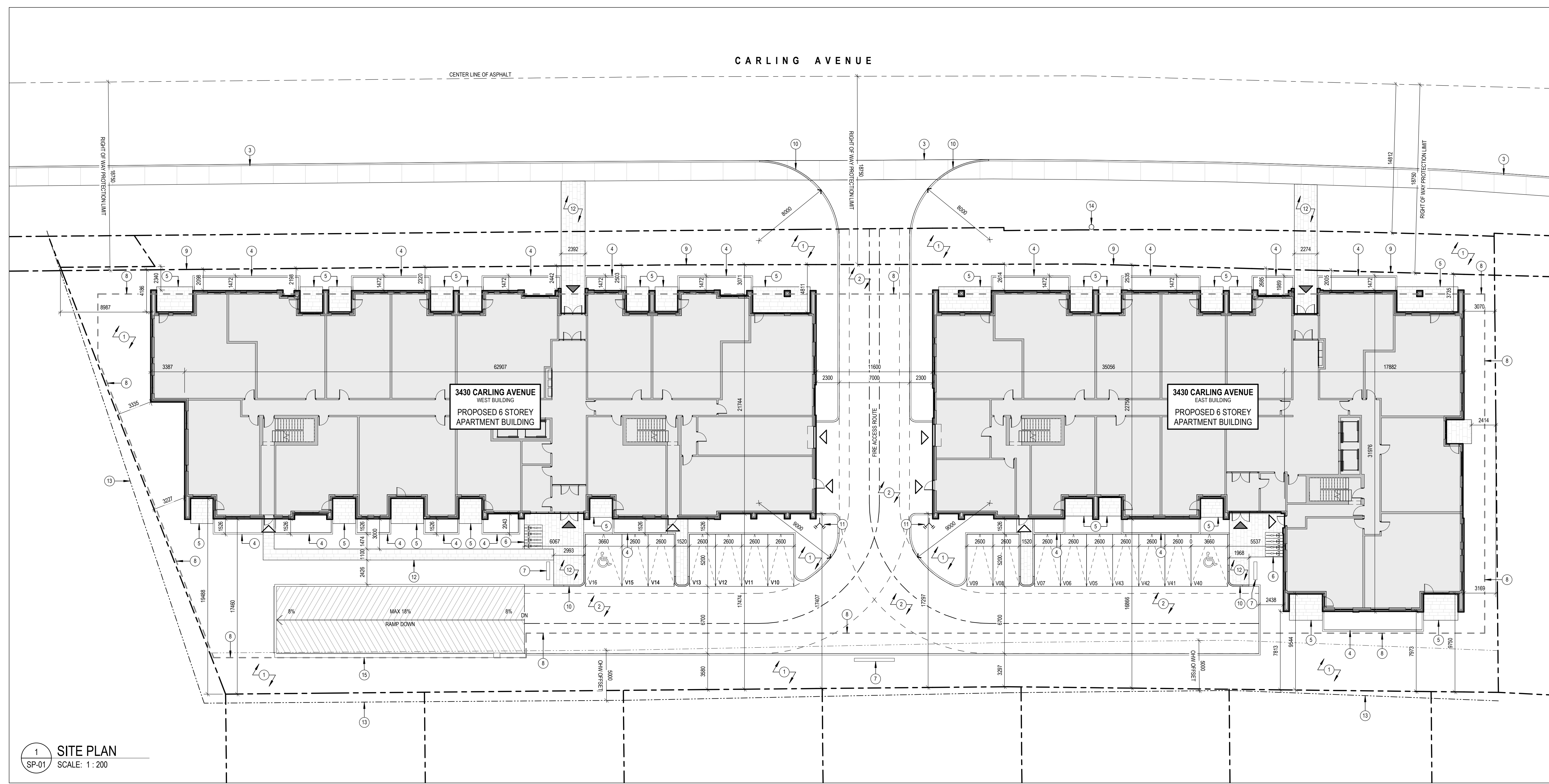
SITE STATISTICS	
1 Designation	GM20(2628) H(18.5)
2 Lot Width	142.82 m
3 Lot Area	6,162.601 m <sup>2</sup>
4 Number of Units	TOTAL: 186 units West Building: 88 units East Building: 88 units
5 GFA	TOTAL: 12,595.69 m <sup>2</sup> West Building: 6638.51 m <sup>2</sup> East Building: 5957.18 m <sup>2</sup>
6 FSI	2.0
7 Building Height	19.2 m (6 storeys)
8 Proposed Use	Mid-rise Apartment Building
ZONING MECHANISM	
REQUIRED	PROVIDED
9 Min. Front Yard Setback	3m / 6.125 m
10 Min. Interior Side Yard Setback	3 m / 3 m
Table 187(d)(ii)(2)	
11 Min. Rear Yard Setback	7.5 m / 7.81
Table 187(e)(i)(ii)	
12 Max. Floor Space Index	2.0 / 2.0
Table 187(g)	
13 Width of Private Way	Min. 6 m / Max. 6.7 m
Table 131(1), Section 107(1)(a)(vi)	
14 Min. Separation of Building from Private Way	1.8 m / Min. 2.3 m
Table 131(2)	
15 Min. Separation of Buildings	3 m / 11.6 m
Table 131(4)(b)	
16 Resident Parking	224 / 247
Table 10(1)(12)(iv)	(186 units x 1.2)
17 Visitor Parking	37 / 37
Table 10(2)(iii)	(186 units x 0.2)
18 Reduced Size Parking Spaces	Max. 115 / Reduced width: 23 stalls Up to 50% / Reduced length: 2 stalls
Section 106(3)	
19 Bicycle Parking	93 / 96
Table 111A(b)	(186 units x 0.5)
20 Total Amenity Area	1,116 m <sup>2</sup> / 1,750 m <sup>2</sup>
Table 137(4)(ii)	(186 units x 6 m <sup>2</sup> )
Communal Amenity Area	558 m <sup>2</sup> / TOTAL: 558 m <sup>2</sup>
Table 137(4)(iii)	(Total Required Amenity Area / 2) West Building Roof Terrace: 246 m <sup>2</sup> East Building Roof Terrace: 247 m <sup>2</sup> East Building Lobby: 65 m <sup>2</sup>
21 Private Amenity Area	1,192 m <sup>2</sup>

SITE PLAN BASED ON:  
TOPOGRAPHIC PLAN OF SURVEY  
PART OF BLOCK C  
REGISTERED PLAN 420102  
AND  
PART OF LOT 12  
CONCESSION 1 (OTTAWA FRONT)  
(GEOGRAPHIC TOWNSHIP OF  
NEPEAN)  
CITY OF OTTAWA

KEYNOTE LEGEND	
1	SOFT LANDSCAPING
2	ASPHALT DRIVE AISLE
3	CONCRETE SIDEWALK
4	RAISED PLANTER
5	PRIVATE PATIOS
6	BIKE RACK
7	ADDRESS MARQUEE
8	OUTLINE OF UNDERGROUND PARKING
9	RIGHT OF WAY PROTECTION LIMIT
10	DEPRESSED CURB
11	SIAMENSE CONNECTION
12	STONE PAVERS
13	OVERHEAD WIRE
14	EXISTING FIRE HYDRANT
15	RETAINING WALL



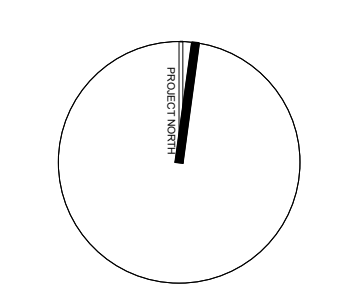
KEY PLAN



1 SITE PLAN  
SP-01 SCALE: 1: 200

5	ISSUED FOR COORDINATION	22-12-13
4	RE-ISSUED FOR RE-ZONING	22-12-09
2	ISSUED FOR COORDINATION	22-11-02
1	ISSUED FOR COORDINATION	22-10-26

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SITE PLAN

SP-01