

PLAN OF SURVEY
 INFORMATION SHOWN HAS BEEN TAKEN FROM
 SURVEYOR'S REAL PROPERTY REPORT – PART 1
 TOPOGRAPHIC PLAN OF SURVEY OF
 LOTS 91 & 92 AND
 PART OF LOTS 147 & 148
 REGISTERED PLAN 314
 CITY OF OTTAWA
FAIRHALL, MOFFATT & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS

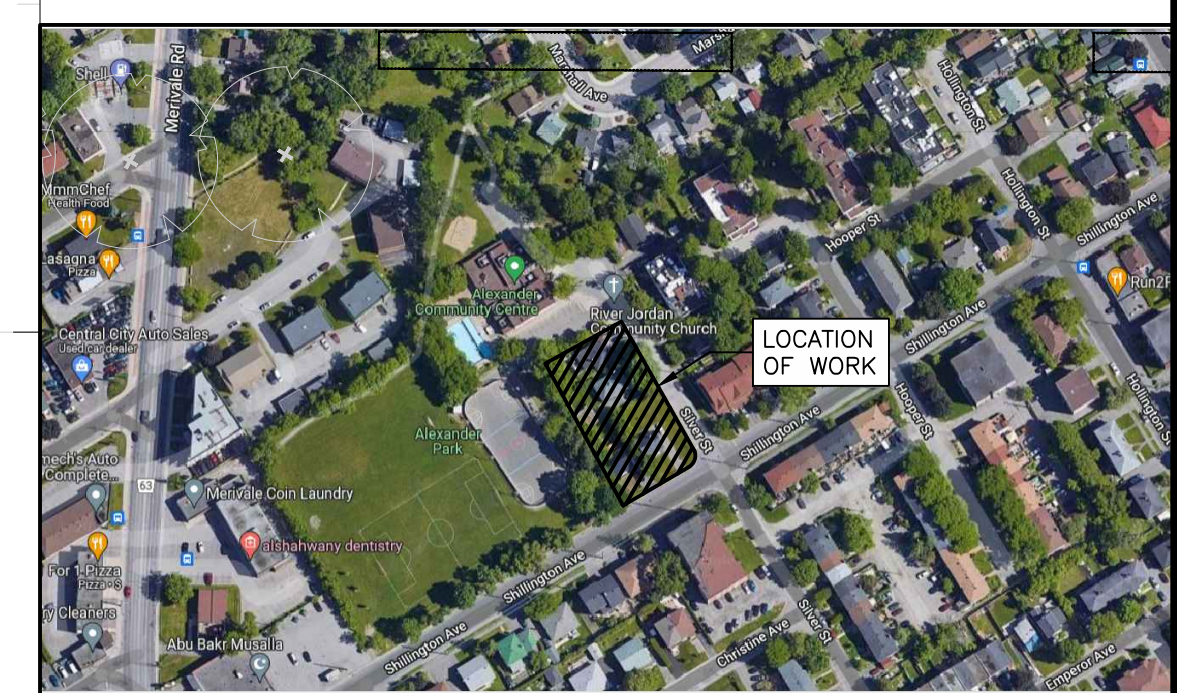
ELEVATION NOTE
 1. ELEVATIONS ARE GEODETIC.
 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS
 INFORMATION TO VERIFY THAT THE JOB
 BENCHMARK HAS NOT BEEN ALTERED OR
 DISTURBED AND THAT ITS RELATIVE ELEVATION
 AND DESCRIPTION AGREES WITH THE INFORMATION
 SHOWN THE ABOVE REFERENCED SURVEY.

Hive Capital Inc.
 65 Bank St,
 Suite 400 Ottawa K1P 5N2

IBI Group
 333 Preston St #500, Ottawa, ON K1S 5M4

CSW
 1710 McNeil Avenue, Suite 502, Ottawa, Ontario, K1Z 0P9
 Tel: (613) 724-6506

- LEGEND:**
- PROPOSED NEW BUILDING
 - PROPOSED PAVERS
 - PROPOSED TERRACE
 - PROPOSED VEGETATION SEE LANDSCAPING FOR DETAILS.
 - PROPERTY LINE
 - ADJACENT LOT PROPERTY LINES
 - EXISTING OVERHEAD HYDRO LINE
 - NEW WOOD FENCE
 - EXISTING HYDRO POLE TO REMAIN
 - ENTRANCE ARROWS
 - NEW BIKE RACKS
 - NEW PARKING
 - EXISTING CONCRETE CURB
 - D.C. DEPRESSED CURB
 - LIGHT STANDARD
 - WALL MOUNTED LIGHTING FIXTURE
 - EXTERIOR SOFFIT LIGHTING FIXTURE
 - EXTERIOR WALL MOUNTED LIGHT FIXTURE

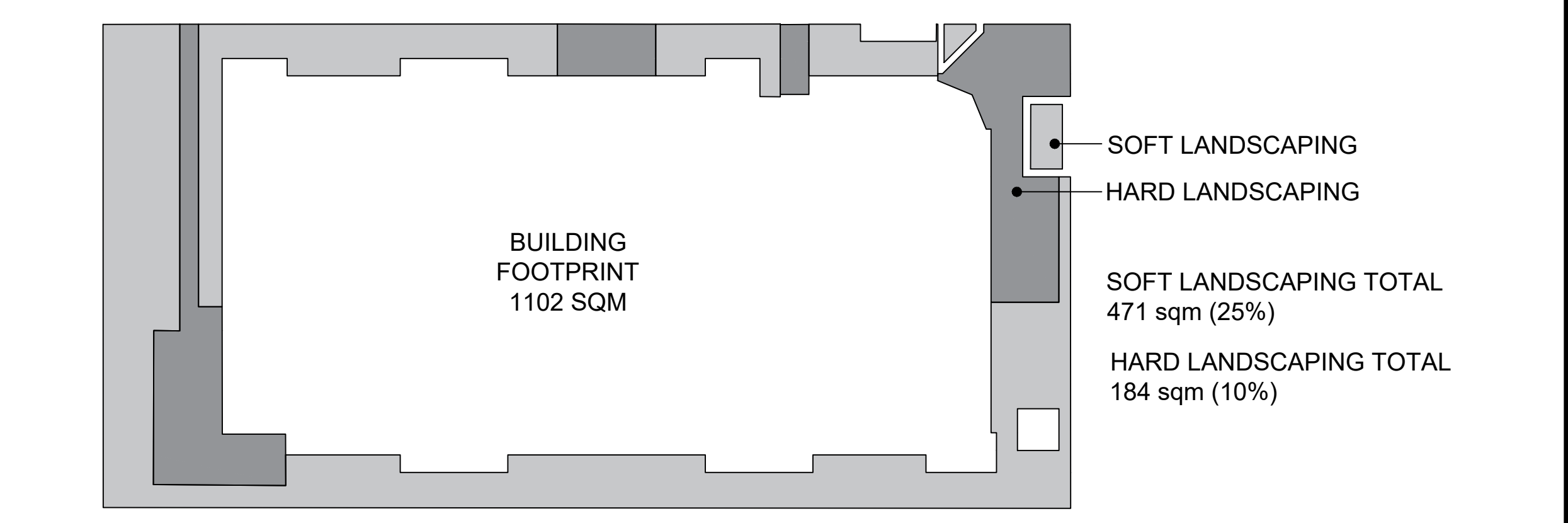


2 LOCATION PLAN
 N.T.S.

1 SITE PLAN
 SCALE = 1:150

| UNIT COUNT | | TOTAL | |
|-------------------------|-----------|---------------------------------|-----------|
| MAIN LEVEL | | | |
| 1 BED | 5 | TOTAL 1 BED | 19 |
| 1 BED + DEN | 3 | TOTAL 1 BED + DEN | 17 |
| 2 BED | 2 | TOTAL 2 BED | 14 |
| TOTAL | 10 | TOTAL | 14 |
| SECOND LEVEL | | | |
| 1 BED | 5 | TOTAL | 50 |
| 1 BED + DEN | 5 | TOTAL VEHICULAR PARKING | 27 |
| 2 BED | 4 | BELOW GRADE (INCLUDING ONE H/C) | 27 |
| TOTAL | 14 | ABOVE GRADE | 0 |
| THIRD LEVEL | | | |
| 1 BED | 5 | TOTAL BICYCLE PARKING | 33 |
| 1 BED + DEN | 5 | INSIDE | 12 |
| 2 BED | 4 | OUTSIDE | 45 |
| TOTAL | 14 | TOTAL | 45 |
| FOURTH LEVEL | | | |
| 1 BED | 4 | | |
| 1 BED + DEN | 4 | | |
| 2 BED | 4 | | |
| TOTAL | 12 | | |
| TOTAL UNIT COUNT | 50 | | |

| SITE STATISTICS 970 Silver St., 974 Silver St., 1271 Shillington Ave., 1275 Shillington Ave. | | |
|--|--|-----------------------------------|
| ITEM | REQUIRED | PROVIDED |
| Zone | R3A Current | R4Y |
| Minimum Lot Area | 1,400 sqm | 1,858 sqm |
| Minimum Lot Width | n/a | 30.48m |
| Maximum Building Height | 16.0m | 13.1m - 4 STOREYS |
| Front Yard | 3.0m Min. | 5.0m |
| Side Yard | 3.0m Min. | 3.3m |
| Corner | 3.0m Min. | 3.3m |
| Interior | 3.0m Min. | 3.3m |
| Rear Yard | 3.0m Min. | 7.5m |
| Building Footprint | Max. 1,800 sqm | 1,102 sqm |
| Lot Coverage | | 59% |
| UNITS | | |
| Number of Dwelling units | | 50 Units |
| PARKING | | |
| Resident Parking Spaces | 0.5 Spaces/unit after 12 units = 19 | 23 Spaces (Underground) |
| Visitor Parking Spaces | 0.1 Spaces/unit after 12 units = 4 | 4 Spaces (Underground) |
| Required Bike Racks | 25 Required (50 Units) | 45 Spaces |
| | (0.5 Spaces/Dwelling) | 33 Interior and 12 Exterior |
| LANDSCAPING / AMENITY | | |
| Landscaping | | 184 sqm |
| Hard | | 471 sqm |
| Soft | | 71.2 sqm |
| Front yard | 40% yard area (153.2) = 61.28 sqm | |
| S. Landscaping | 40% yard area (198) = 79.2 sqm | 123.2 sqm |
| Corner Side yard | | |
| Total | 15 sqm/unit (8 units) + 6 sqm/unit = 372 sqm | 336.9 sqm + 281 sqm = 617.9 sqm |
| Amenity Area | Communal | 15 sqm/unit (8 units) = 120 sqm |
| | | 281 sqm (220 sqm soft landscaped) |



3 AREA BREAKDOWN
 SCALE = 1:300

| No. | REVISIONS | BY | DATE |
|-----|-----------------------------|----|--------------|
| 11 | | | |
| 10 | | | |
| 09 | | | |
| 08 | | | |
| 07 | UPDATED AS PER CIVIL AND LS | JP | OCT 27 2023 |
| 06 | FOR COORDINATION | JP | OCT 03 2023 |
| 05 | UPDATED AS PER LANDSCAPING | JP | MAY 17 2023 |
| 04 | FOR REVIEW | JP | MAY 03 2023 |
| 03 | FOR REVIEW | PE | MAR. 15 2022 |
| 02 | FOR REVIEW | PE | JAN. 18 2022 |
| 01 | FOR REVIEW | PE | NOV 25 2021 |

STAMP NORTH ARROW

P2 concepts
 PROJECT MANAGEMENT
 1710 McNeil Avenue, Suite 502, Ottawa, Ontario, K1Z 0P9
 Tel: (613) 724-6506

DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: P.R.

PROJECT

970, 974, Silver Street & 1271, 1275 Shillington Avenue

DRAWING TITLE

SITE PLAN

PROJECT NO. 0453
 DATE NOV. 24, 2021
SP-01

D02-02-22-0026