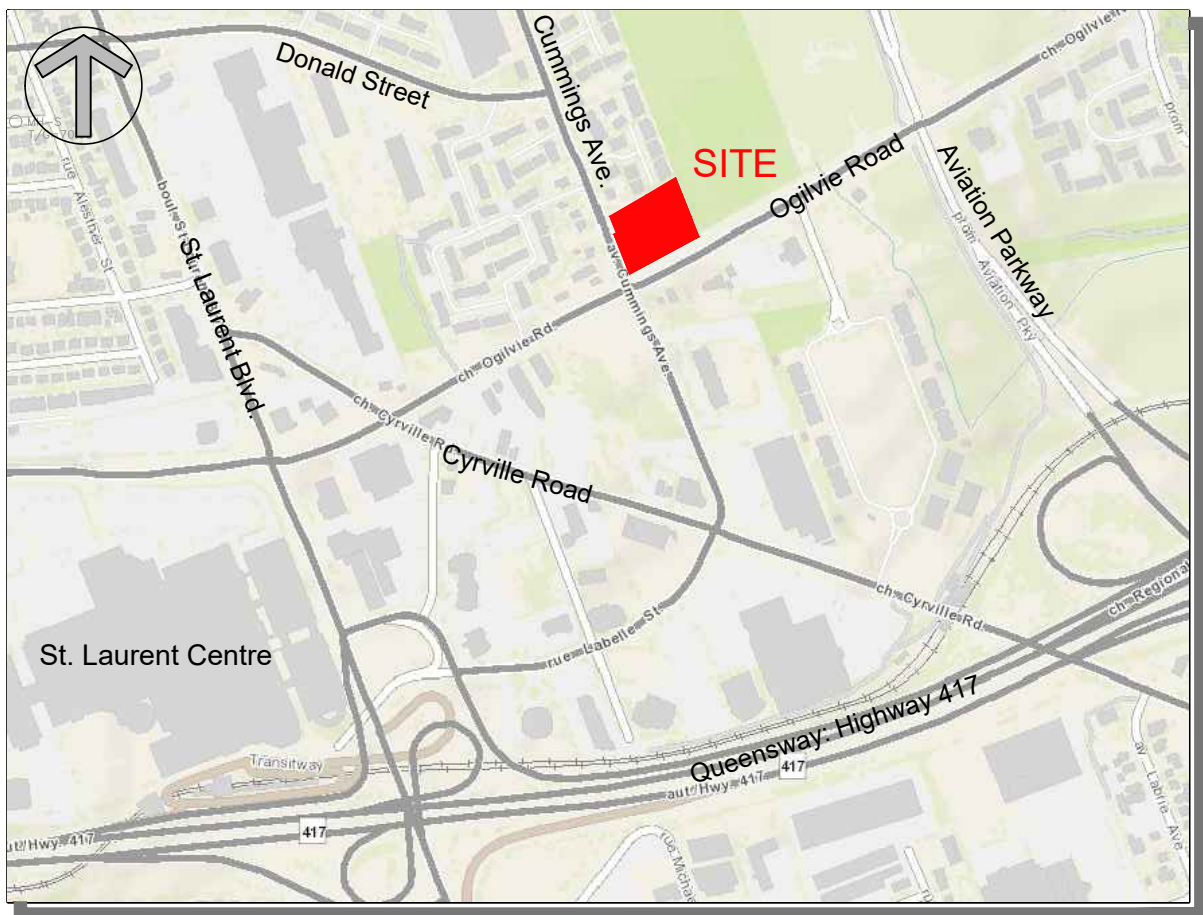
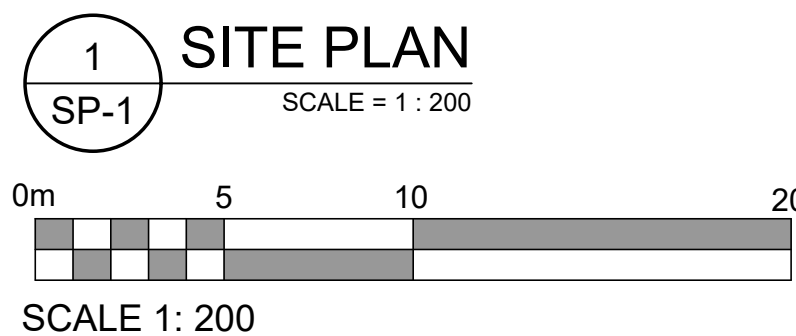




PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	LC6	SITE AREA	0.74 ha. 7,384.8 sq. m. 79,489 sq. ft.
ZONING	REQUIRED	PROVIDED	
ZONE	LC6	TD3 [XXXX]	
BUILDING HEIGHT	12.5m	30 STOREYS / 97.0m	
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m @ 0.0m ²	4.5m @ 0.0m ²	
FRONT YARD SETBACK	3.0m	1.5m	
CORNER SIDE YARD SETBACK	3.0m	4.0m	
INTERIOR YARD SETBACK: 6 STOREYS & BELOW	5.0m	7.9m	
INTERIOR YEAR SETBACK: 7 STOREYS & ABOVE	N/A	21.6m	
REAR YARD SETBACK: 6 STOREYS & BELOW	NO MINIMUM	4.0m	
REAR YARD SETBACK: 7 STOREYS & ABOVE	N/A	8.2m	
AMENITY AREA - TOTAL 8.0m ² PER UNIT	4,956.0m ²	5,000.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT	2,478.0m ²	3,392.0m ²	
VEHICLE PARKING - RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING	401	417	
VEHICLE PARKING - VISITOR - 0.1 PER UNIT. MAX. 30 PER BUILDING	60	60	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	413	413	
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m	
TOWER SEPARATION - GUIDELINE ONLY	23m	31.0m	
TOWER FLOOR PLATE - GUIDELINE ONLY	750m ²	806.0m ²	

PROJECT DEVELOPER		BUILDING STATISTICS	
TCU Development Corporation 150 Isabella Street, Unit 1207 Ottawa ON K1S 5H3 Tel: (613) 680-5582 Cell: (613) --- E-Mail: e.johnson@tcudevcorp.com		GROSS BUILDING - AREA WEST TOWER 'A' (CITY OF OTTAWA'S DEFINITION) GROUND FLOOR 1,506.1 sq. m. 2nd & 3rd FLOOR 2 x 1,466.0 sq. m. 2,932.0 sq. m. 4th FLOOR 1,430.0 sq. m. 5th FLOOR 1,125.1 sq. m. 6th FLOOR 1,215.5 sq. m. 7th FLOOR 597.2 sq. m. 8th - 30th FLOOR - TOWER 23 x 680.422 sq. m. 15,649.7 sq. m. 31st AMENITY / MECHANICAL PENTHOUSE 0.0 sq. m. TOTAL AREA 24,463.7 sq. m. TOWER FOOTPRINT AREA 806.0 sq. m. (INCLUDING BALCONIES / PROJECTIONS) 8,676 sq. ft.	
URBAN PLANNER Fotenn Consulting 306 Cooper Street, Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 730-5709 E-Mail: dallarosa@fotenn.com E-Mail: yakichuk@fotenn.com		GROSS BUILDING - AREA EAST TOWER 'B' (CITY OF OTTAWA'S DEFINITION) GROUND FLOOR 1,170.7 sq. m. 2nd & 3rd FLOOR 2 x 1,484.8 sq. m. 2,969.2 sq. m. 4th FLOOR 1,430.9 sq. m. 5th FLOOR 802.5 sq. m. 6th FLOOR 947.3 sq. m. 7th FLOOR 615.5 sq. m. 8th - 30th FLOOR - TOWER 23 x 7,467 sq. m. 171,741 sq. ft. 31st AMENITY / MECHANICAL PENTHOUSE 0.0 sq. m. TOTAL AREA 23,891.3 sq. m. TOWER FOOTPRINT AREA 800.0 sq. m. (INCLUDING BALCONIES / PROJECTIONS) 8,609 sq. ft. TOTAL AREA: BOTH TOWERS 48,355.0 sq. m. 520,489 sq. ft.	

CIVIL ENGINEER		UNIT STATISTICS	
Stantec 300 - 1331 Clyde Avenue Ottawa, ON K2C 3G4 Tel: (613) 297-0571 Cell: (613) --- Email: ---		UNIT STATISTICS STUDIO 143 78 20.8% 221 1 BEDROOM UNIT 102 179 34.4% 281 1 BEDROOM + DEN UNIT 50 29 9.8% 79 2 BEDROOM UNIT 95 86 21.9% 181 2 BEDROOM + DEN UNIT 28 19 5.7% 47 3 BEDROOM UNIT 0 17 2.0% 17 TOTAL 418 '408 100% 826 * EAST TOWER DESIGN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE	
LANDSCAPE ARCHITECT NAK Design Strategies 1285 Wellington St. West Ottawa, Ontario K1Y 3A8 Tel: (613) 237-2345 x26 Cell: (613) 362-5275 Email: scard@nak-design.com		CAR PARKING AREA 'X' ON SCHEDULE 1A MINIMUM REQUIRED RESIDENCE - 0.5 PER DWELLING UNIT 401 VISITOR - 0.1 PER DWELLING UNIT 60 COMMERCIAL - RESTAURANT - 1 PER 250m ² GFA --- COMMERCIAL - RETAIL - 1 PER 250m ² GFA --- TOTAL 461 PROVIDED RESIDENCE - 0.5 PER UNIT 417 VISITOR - 0.1 PER UNIT 60 COMMERCIAL - RESTAURANT - 1 PER 250m ² GFA --- COMMERCIAL - RETAIL - 1 PER 250m ² GFA --- TOTAL 477	

TRANSPORTATION ENGINEER		BICYCLE PARKING	
CGH Transportation Inc. 6 Plaza Court Ottawa, ON K2H 7W1 Tel: (343) 999-9117 Tel: (613) 697-3797 Email: Christopher.Gordon@CGHTransportation.com Email: ---		REQUIRED RESIDENCE - 0.5 PER UNIT (858 UNITS) 413 COMMERCIAL - 1 PER 500m ² GFA --- PROVIDED EXTERIOR 13 PARKING GARAGE 400 TOTAL 413	
SURVEYOR Annis O'Sullivan Vollebakk Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079		AMENITY SPACE EXTERIOR NORTH EDGE - COMMUNAL = 730.0 sq. m. EXTERIOR COURTYARD - COMMUNAL = 380.0 sq. m. EXTERIOR AT GRADE TERRACE - PRIVATE = 200.0 sq. m. 1st FL. INTERIOR LOBBY - COMMUNAL = 370.0 sq. m. 1st FL. INTERIOR FLEX AREA - COMMUNAL = 545.0 sq. m. 7th FLOOR TERRACE - PRIVATE = 158.0 sq. m. 7th FLOOR TERRACE - COMMUNAL = 517.0 sq. m. ROOF TOP AMENITY ROOM = 700.0 sq. m. ROOF TOP AMENITY TERRACE = 150.0 sq. m. PRIVATE TERRACE = 150.0 sq. m. PRIVATE BALCONIES = 1,100.0 sq. m. TOTAL = 5,000.0 sq. m. TOTAL COMMUNAL = 3,392.0 sq. m. REQUIRED - 6.0m ² PER UNIT (823) = 4,938.0 sq. m. REQUIRED COMMUNAL @ 50% = 2,469.0 sq. m.	

GEOTECHNICAL ENGINEER		WIND / SOUND ENGINEER	
Paterson Group 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Email: MD'Arcy@Patersongroup.ca Email: ---		Gradient Wind 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Tel: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com	
LEGAL DESCRIPTION TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 18 REGISTERED PLAN 217 CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebakk Ltd.		LOT COVERAGE PAVED SURFACE = 806.0 sq. m. 10.9% BUILDING FOOTPRINT: TOWER A = 1,621.8 sq. m. 22.0% BUILDING FOOTPRINT: TOWER B = 1,441.0 sq. m. 19.5% LANDSCAPE OPEN SPACE = 2,810.0 sq. m. 38.0% P.O.P.S. = 706.0 sq. m. 9.6% TOTAL = 7,384.8 sq. m. 100.0%	

NOTATION SYMBOLS:	
(N)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(A)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
(W)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
(D)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
(#)	DETAIL NUMBER
(R)	TITLE
(S)	DETAIL REFERENCE PAGE
(C)	DETAIL CROSS REFERENCE PAGE

REVISIONS:	
ARCHITECT SEAL:	NORTH ARROW:
CLIENT:	
TCU Development Corporation	
ARCHITECT:	
r/a / architecture roderick lahey architect inc. 56 beech street, ottawa, ontario K1S 3J6 t. 613.724.9932 f. 613.724.1209 raarchitecture.ca	
PROJECT TITLE:	
1151 OGILVIE ROAD	
OTTAWA ONTARIO	
SHEET TITLE:	
SITE PLAN	
DRAWN:	
R.V.	CHECKED: K.R.
SCALE:	
1:200	
PROJECT No:	
2405	
SHEET No:	
SP-1	