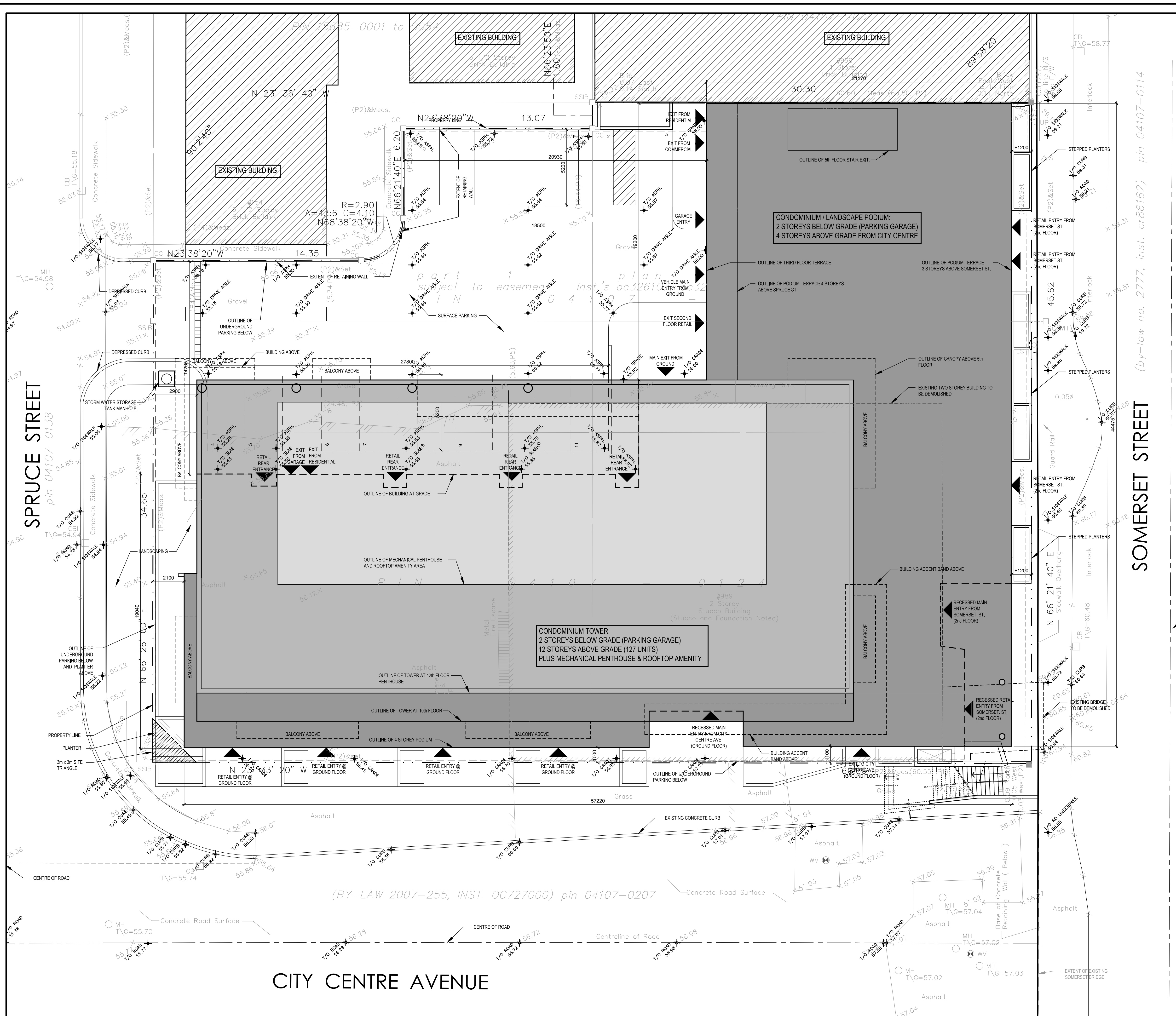


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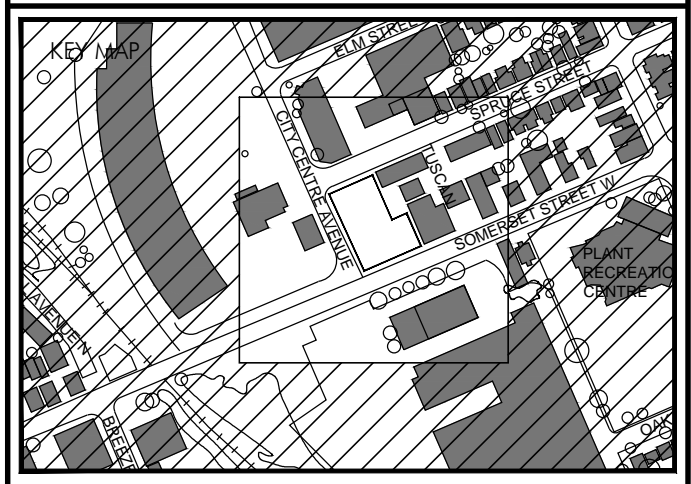


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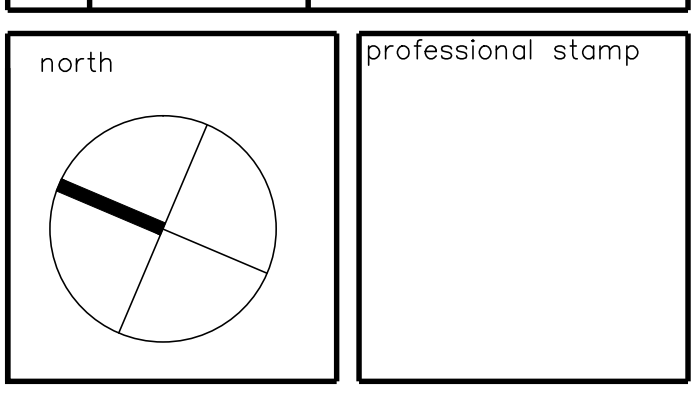
- GROSS FLOOR AREA:**
- GROUND FLOOR - 671 SQ M
 - 2ND FLOOR - 940 SQ M
 - 3RD FLOOR - 1576 SQ M
 - 4TH FLOOR - 1663 SQ M
 - 5TH FLOOR - 1037 SQ M
 - 6TH TO 10TH FLOOR - 1010 SQ M
 - 11TH TO 12TH FLOOR - 872 SQ M
 - MECH PH - 423 SQ M (AMENITY: 258 SQ M)
 - CONDO GROSS FLOOR AREA - 8192 SQ M
- GROSS FLOOR AREA COMM.:**
- 2ND FLOOR COMM. - 611 SQ M
 - 3RD FLOOR COMM. - 730 SQ M
 - COMM. GROSS FLOOR AREA - 1409 SQ M
- GROSS FLOOR AREA - 9601 SQ M**
- MAX. BUILDING HEIGHT 45.0M ABOVE ELEVATION OF CITY CENTRE AVENUE AVERAGE GRADE PLUS A ALLOWABLE HEIGHT OF 5M FOR ROOFTOP AMENITY AREA WITH A MAX GROSS FLOOR AREA OF NOT MORE THAN 270 SQ M.**
- AREA OF SITE:**
- TOTAL SITE AREA: 2551 SQ M
- UNIT TYPES - CONDO TOWER:**
- 127 CONDOMINIUM APARTMENTS TOTAL
- UNIT TYPES - RETAIL:**
- 7 RETAIL UNITS TOTAL
- PARKING (CONDO TOWER):**
- BASEMENT - 111
 - SURFACE - 11
 - TOTAL PARKING - 122
 - (TOTAL HANDICAPPED SPACES - 1)
- MINIMUM RESIDENTIAL PARKING SPACE: 0**
MAXIMUM COMBINED RESIDENTIAL AND VISITOR PARKING SPACE: 1.5/DWELLING UNIT = 191 SPACES
- MIN. VISITOR PARKING: 0 FOR FIRST 12 DWELLING UNITS, 0.083 PER DWELLING UNIT: 127 DWELLING UNITS-12 = 115(0.083) = 10 VISITOR SPACES**
- BICYCLE PARKING: 0.5 PER DWELLING UNIT & 1 PER 250 SQ M OF GFA: 127(0.5) = 64 BICYCLE SPACES & 11265 SQ M GFA/250 SQ M = 46 BICYCLE SPACES = (64+46) = 110 TOTAL BICYCLE SPACES**
- LEGAL DESCRIPTION:**
- PART 1 Plan of
 PART OF LOT 4 AND ALL OF LOT 5
 (South Spruce Street Lots) AND ALL OF LOT 4 AND 5 (North Somerset Street West)
 REGISTERED PLAN 73
 CITY OF OTTAWA
- ORIGINAL SURVEY PREPARED BY ANNIS O'SULIVAN VOLLEBEKK LTD.
 SURVEY #: 13817-13 Domicile L4,5 RP73 Topo F

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no	date	revision
02	28 MAR 2014	SITE PLAN CONTROL
01	11 NOV 2013	CONSULTANT COORDINATION



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ARCHITECTURE PLANNING DESIGN BUILD PROJECT MANAGEMENT

consultant
GINO J. AIELLO
 LANDSCAPE ARCHITECT
 STRUCTURAL, MECHANICAL,
 ELECTRICAL & CIVIL ENGINEERS

project
SPRUCE CONDO
 DOMICILE DEVELOPMENTS
 989 SOMERSET STREET WEST
 OTTAWA, ON

drawn	MD, NC	checked	VA
date	28 MAR 2014	project no.	12-03

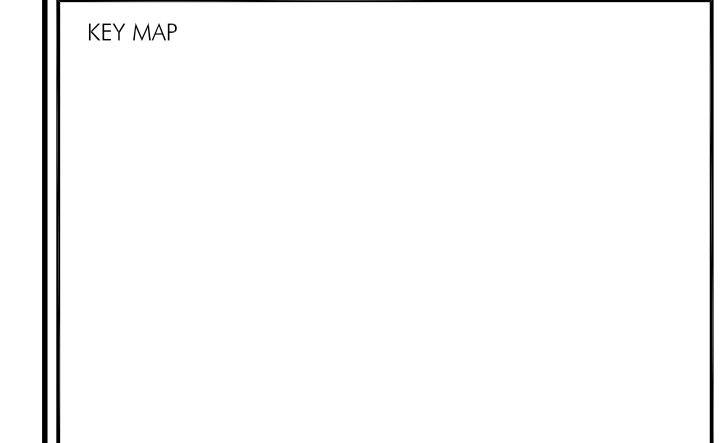
drawing title
 SITE PLAN
 SITE PLAN CONTROL

revision	02	drawing no.	SP-1
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1 SITE PLAN
 SCALE 1:125

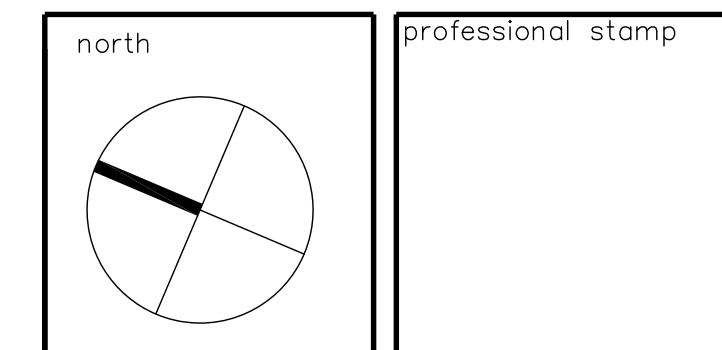
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no	date	revision
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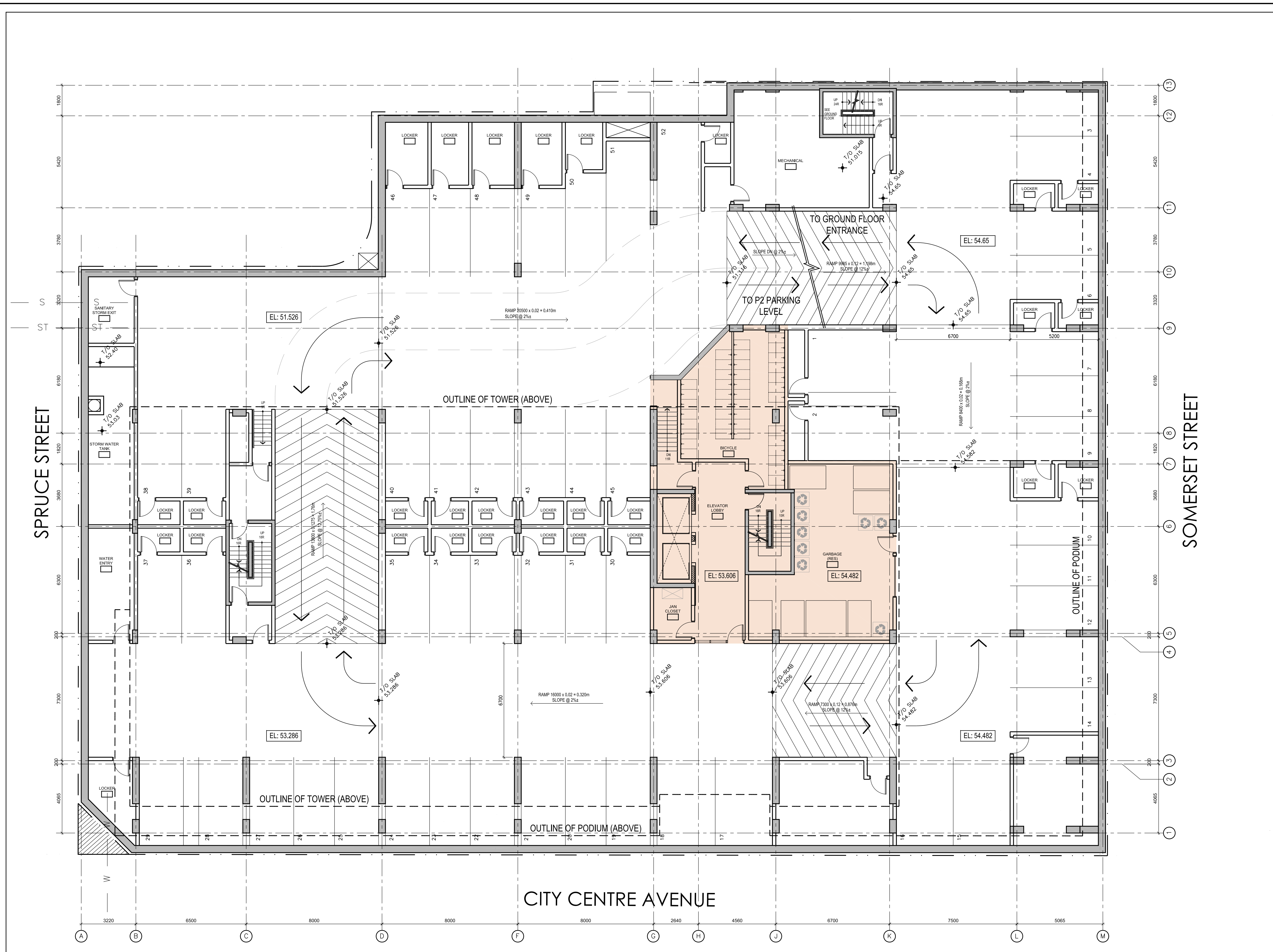
consultant
GINO J. AIELLO
 LANDSCAPE ARCHITECT
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project
SPRUCE CONDO
 DOMICILE DEVELOPMENTS
 989 SOMERSET STREET WEST
 OTTAWA, ON

drawn	MD, NC	checked	VA
date	28 MAR 2014	project no.	12-03

drawing title
 P1 PARKING LEVEL
 FLOOR PLAN
 SITE PLAN CONTROL

revision	02	drawing no.	A100
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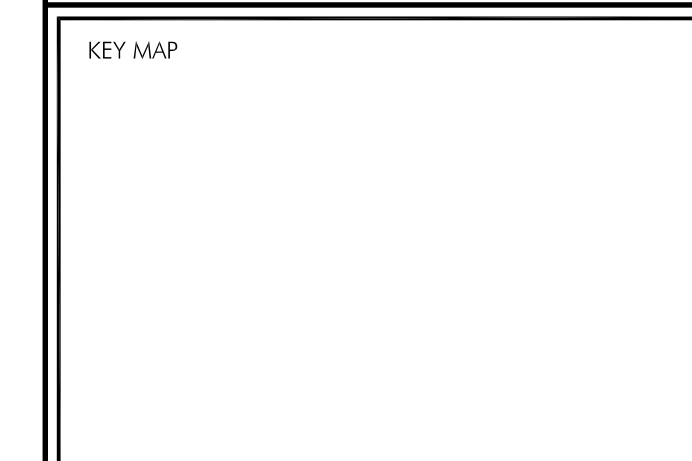


1 P1 PARKING LEVEL
 SCALE 1:100

28 MAR 2014

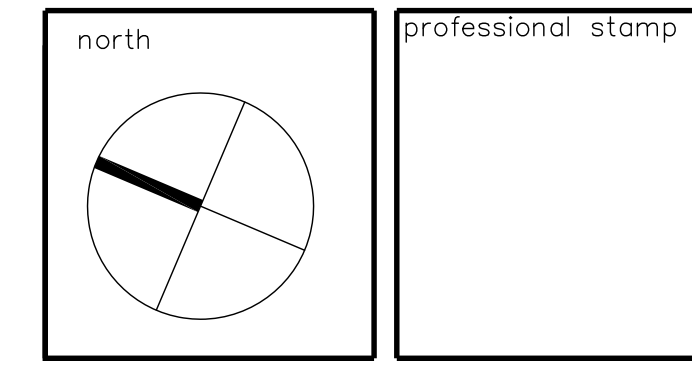
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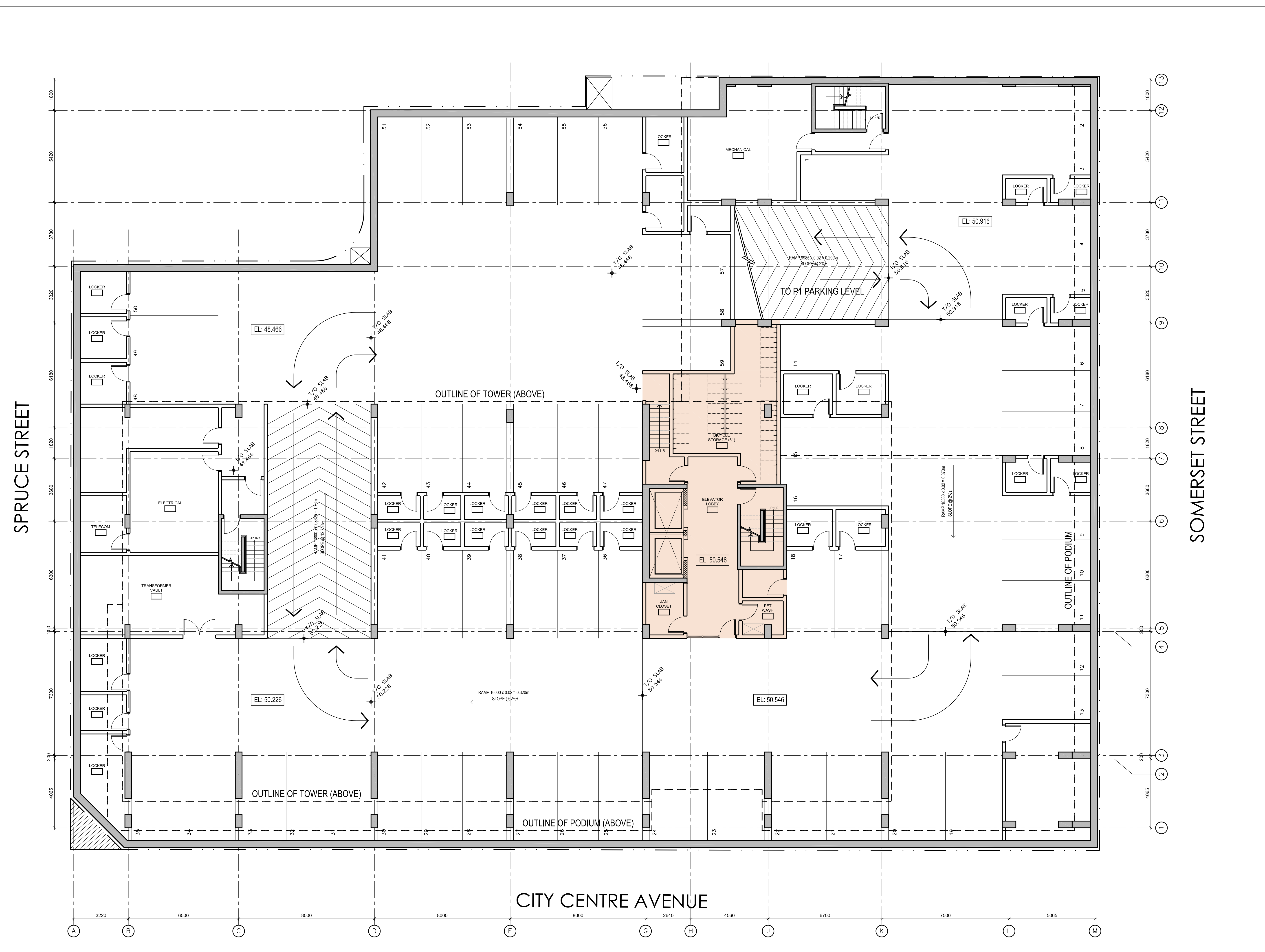
project
SPRUCE CONDO
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 989 SOMERSET STREET WEST
 OTTAWA, ON

drawn	MD, NC	checked	VA
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date	28 MAR 2014	project no.	12-03
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drawing title
 P2 PARKING LEVEL
 FLOOR PLAN
 SITE PLAN CONTROL

revision	02	drawing no.	A102
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SPRUCE STREET

SOMERSET STREET

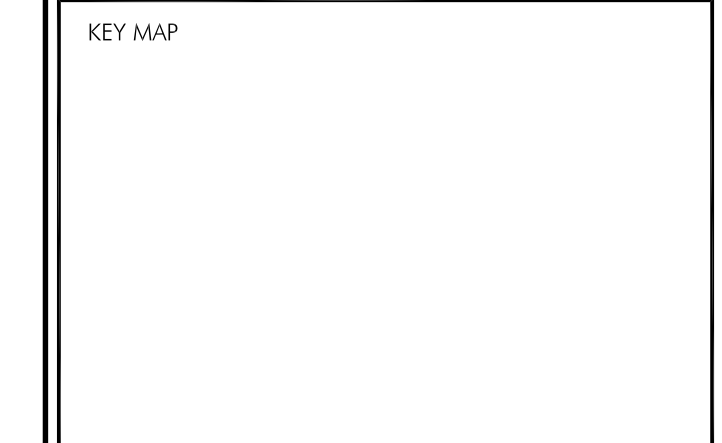
CITY CENTRE AVENUE

1 P2 PARKING LEVEL
 SCALE 1:100

28 MAR 2014

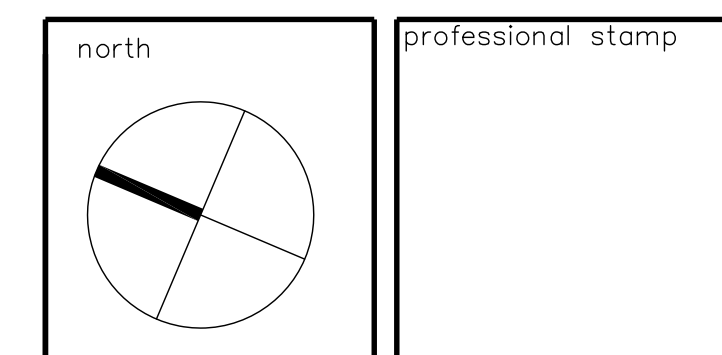
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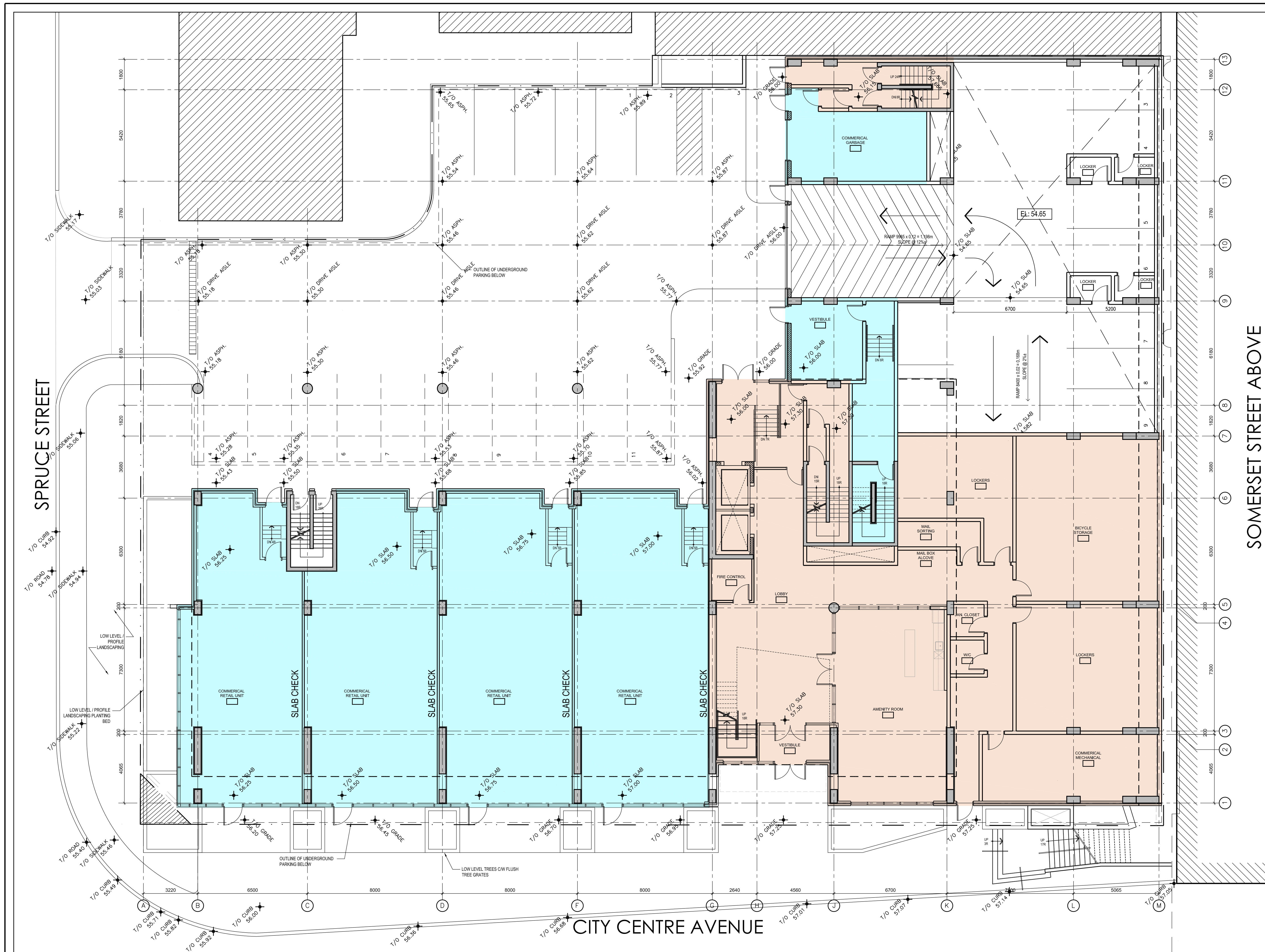
consultant
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SPRUCE CONDO
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 989 SOMERSET STREET WEST
 OTTAWA, ON

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date 28 MAR 2014	project no. 12-03

drawing title
GROUND FLOOR PLAN
 SITE PLAN CONTROL

revision 02	drawing no. A110
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SPRUCE STREET

SOMERSET STREET ABOVE

CITY CENTRE AVENUE

1 GROUND FLOOR
 SCALE 1:100

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no	date	revision
north		professional stamp

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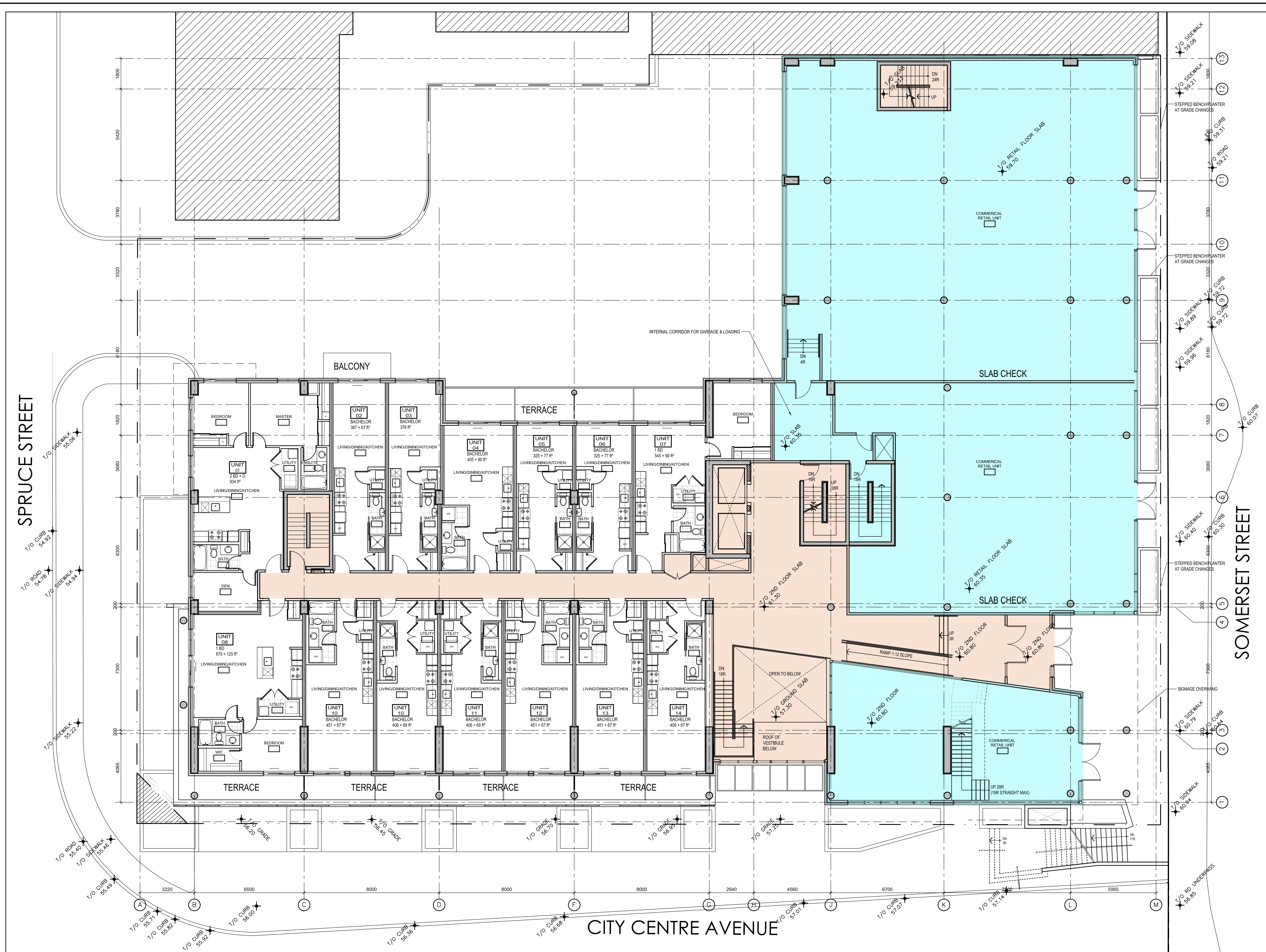
consultant
GINO J. AIELLO
 LANDSCAPE ARCHITECT
 STRUCTURAL, MECHANICAL,
 ELECTRICAL & CIVIL ENGINEERS

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SPRUCE CONDO
 DOMICILE DEVELOPMENTS
 989 SOMERSET STREET WEST
 OTTAWA, ON

drawn	MD, NC	checked	VA
date	28 MAR 2014	project no.	12-03

drawing title
SECOND FLOOR PLAN
 SITE PLAN CONTROL

revision	02	drawing no.	A120
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1 SECOND FLOOR
 SCALE 1:100

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KEY MAP

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north

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SPRUCE CONDO
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 OTTAWA, ON

drawn	MD, NC	checked	VA
date	28 MAR 2014	project no.	12-03

drawing title
 3RD FLOOR PLAN
 SITE PLAN CONTROL

revision	02	drawing no.	A130
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SPRUCE STREET

SOMERSET STREET

CITY CENTRE AVENUE

1 3RD FLOOR PLAN
 SCALE 1:100

28 MAR 2014

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KEY MAP

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north

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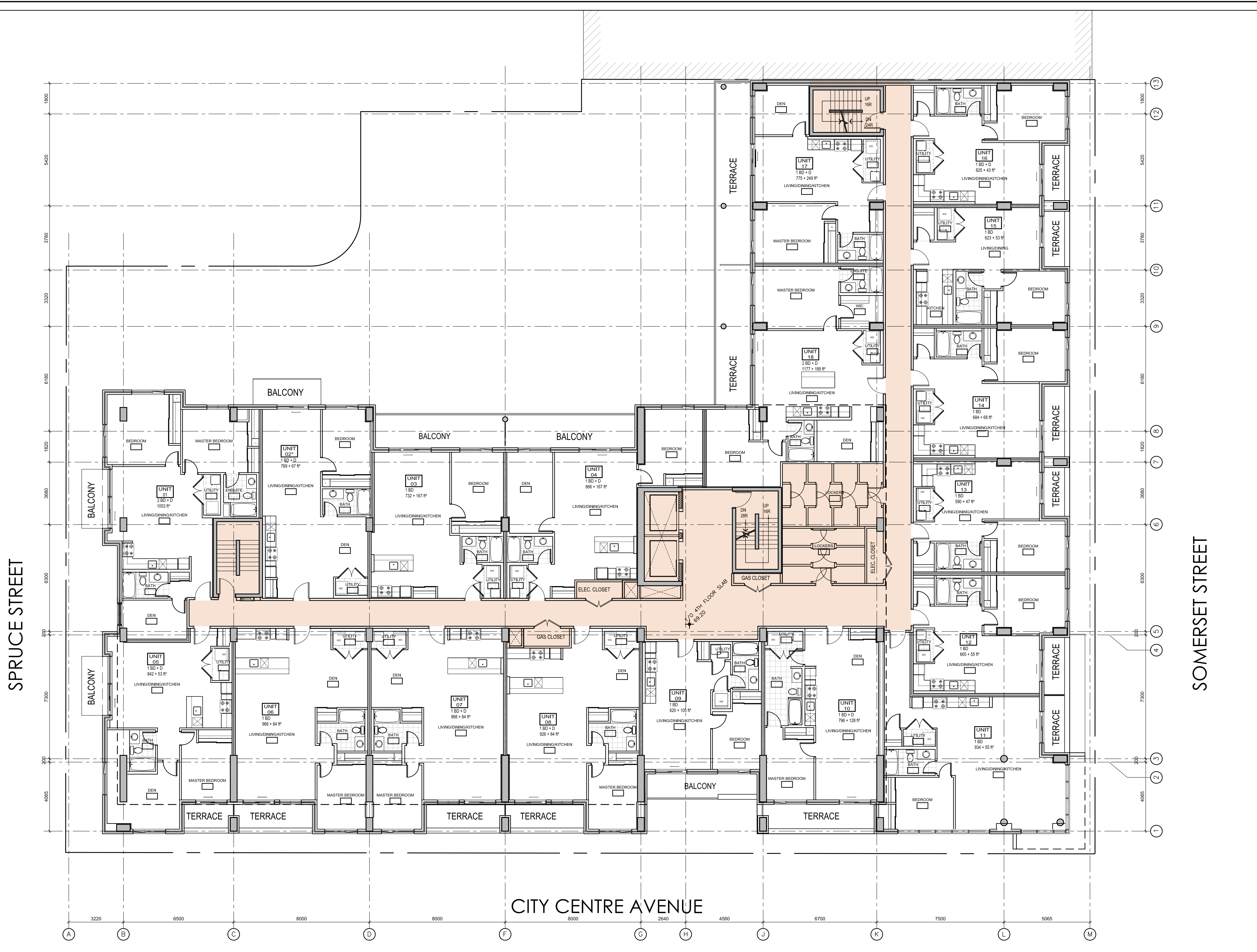
consultant
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date	28 MAR 2014	project no.	12-03

drawing title
 4TH FLOOR PLAN
 SITE PLAN CONTROL

revision	02	drawing no.	A140
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SPRUCE STREET

SOMERSET STREET

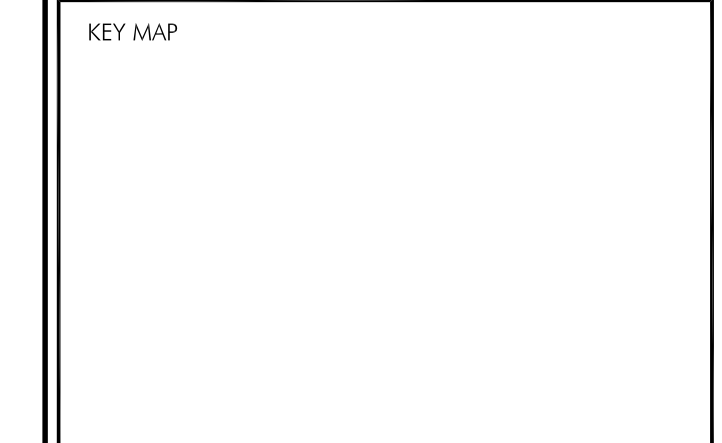
CITY CENTRE AVENUE

1 4TH FLOOR PLAN
 SCALE 1:100

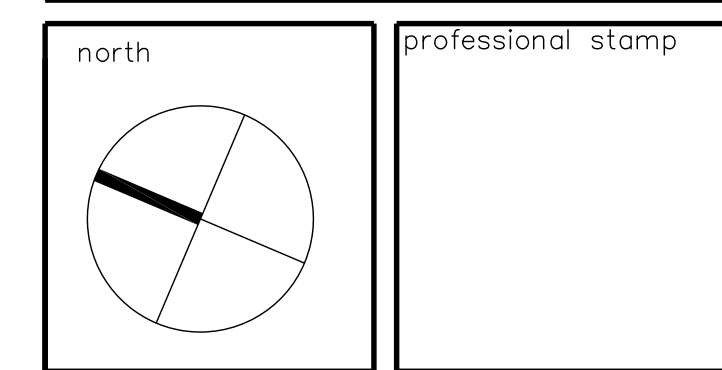
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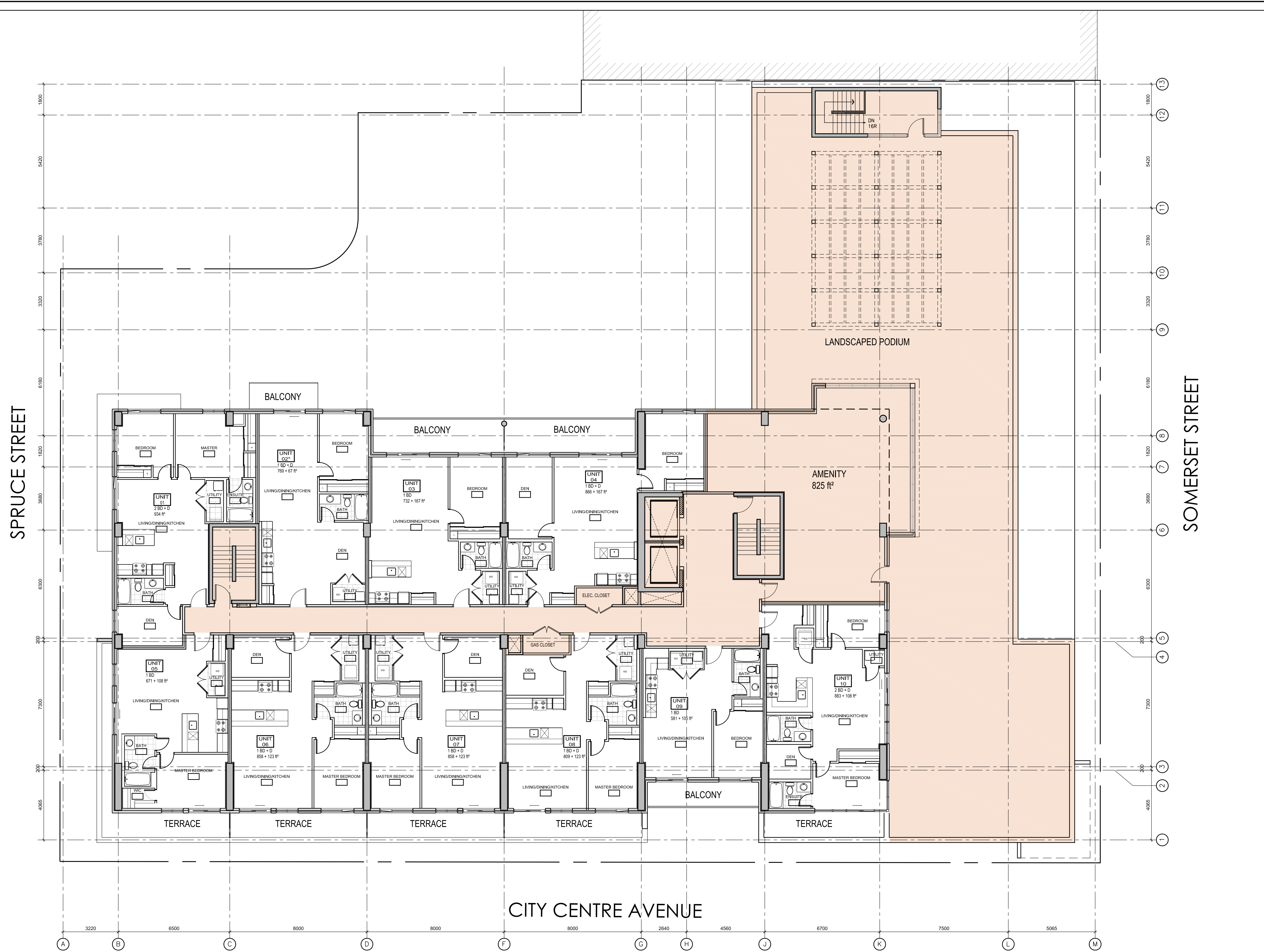
consultant
GINO J. AIELLO
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 OTTAWA, ON

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date 28 MAR 2014	project no. 12-03

drawing title
 5TH
 FLOOR PLAN
 SITE PLAN CONTROL

revision 02	drawing no. A150
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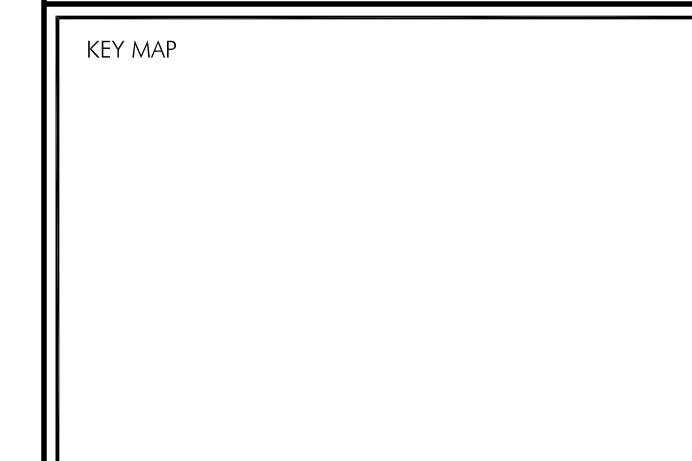


1 5TH FLOOR PLAN
 SCALE 1:100

28 MAR 2014

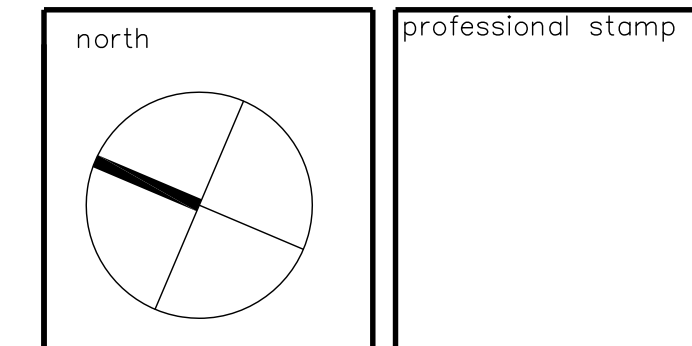
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02	28 MAR 2014	SITE PLAN CONTROL
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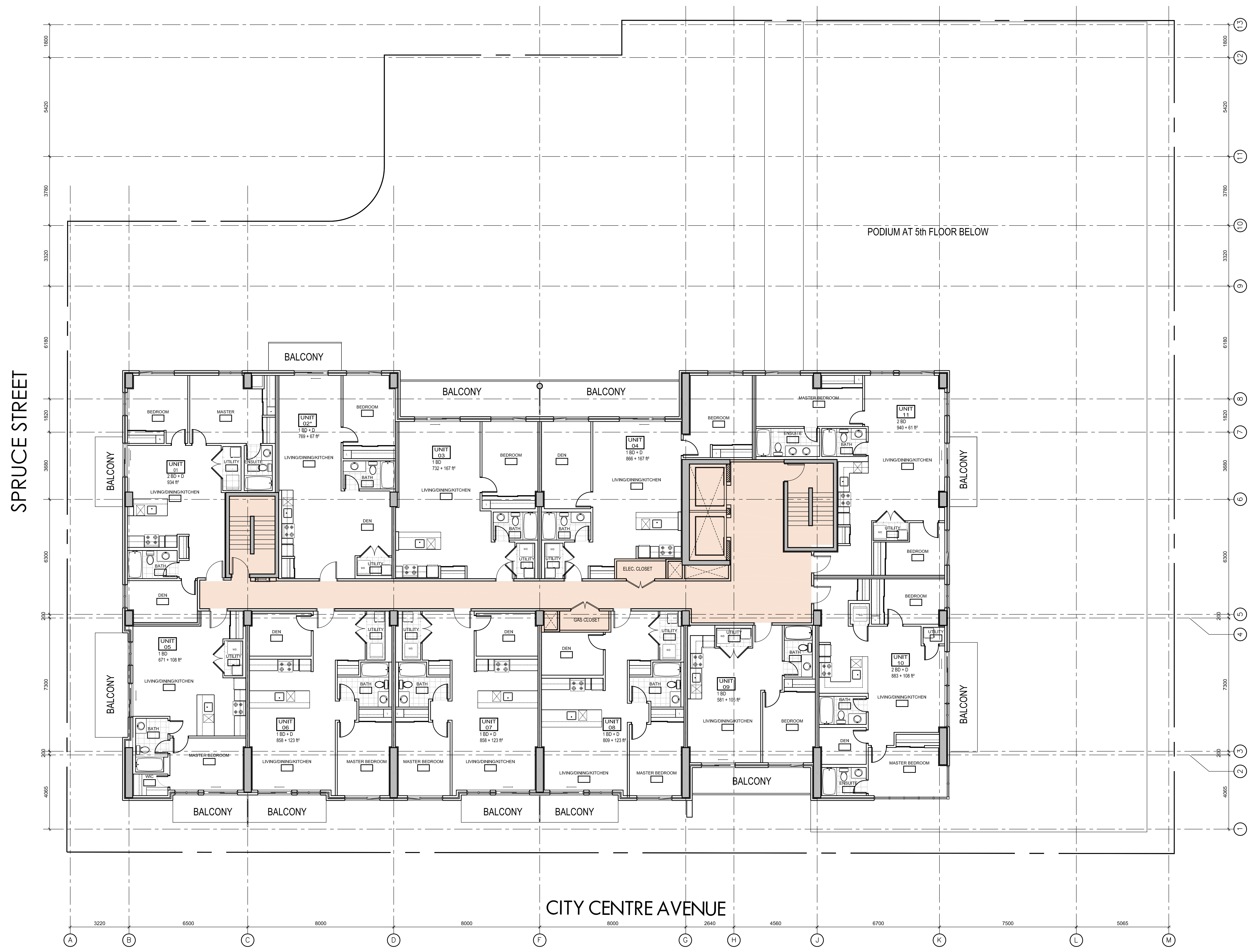
consultant
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 OTTAWA, ON

drawn	MD, NC	checked	VA
date	28 MAR 2014	project no.	12-03

drawing title
 TYPICAL FLOOR PLAN
 SITE PLAN CONTROL

revision	02	drawing no.	A160
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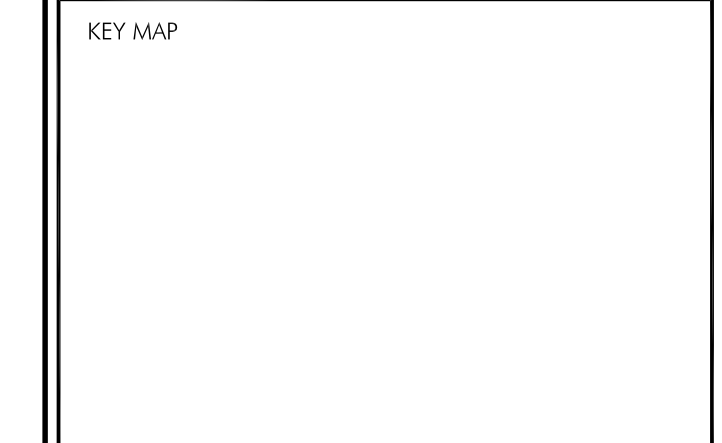


1 TYPICAL FLOOR PLAN
 SCALE 1:100

28 MAR 2014

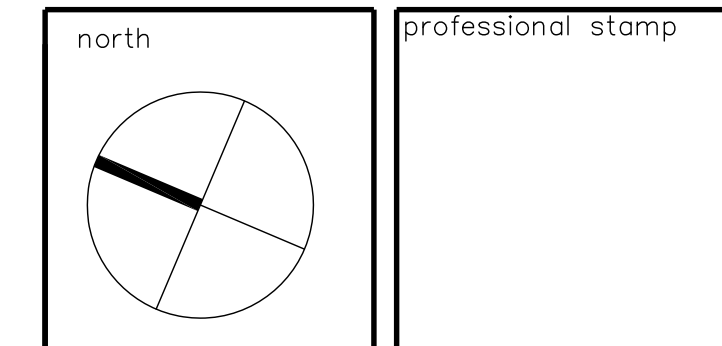
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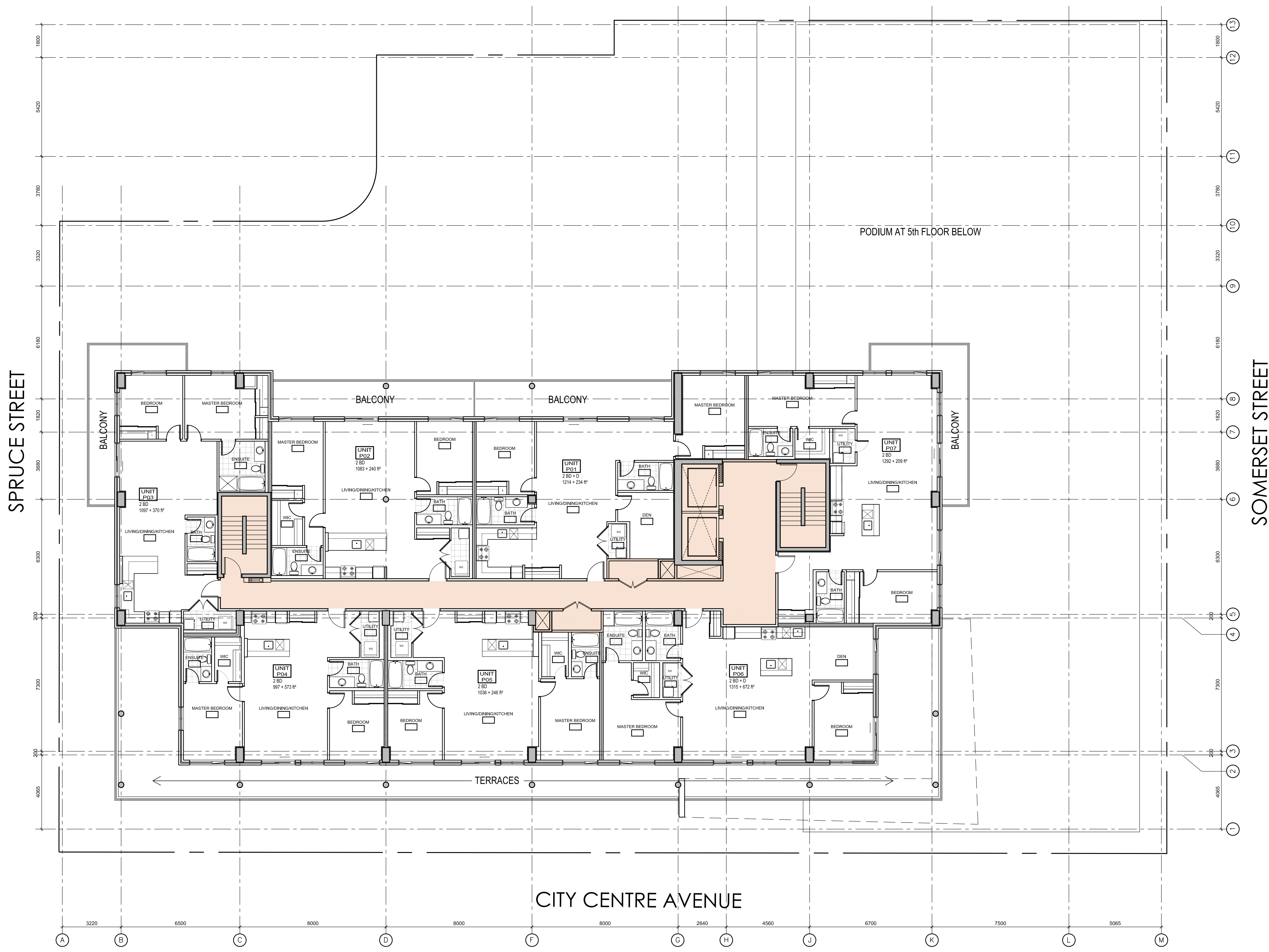
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 OTTAWA, ON

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date 28 MAR 2014	project no. 12-03

drawing title
 PENTHOUSE
 FLOOR PLAN
 SITE PLAN CONTROL

revision 02	drawing no. A170
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1 PENTHOUSE FLOOR PLAN
 SCALE 1:100

28 MAR 2014

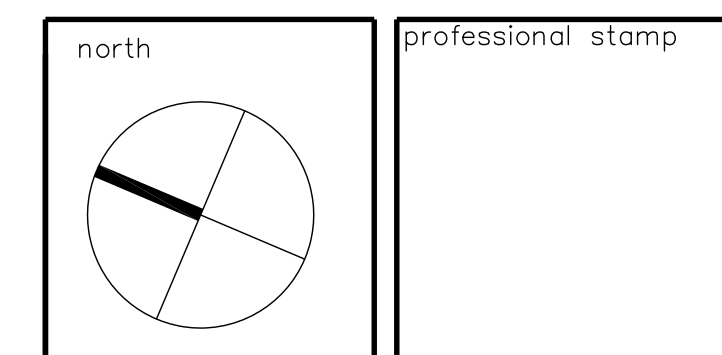
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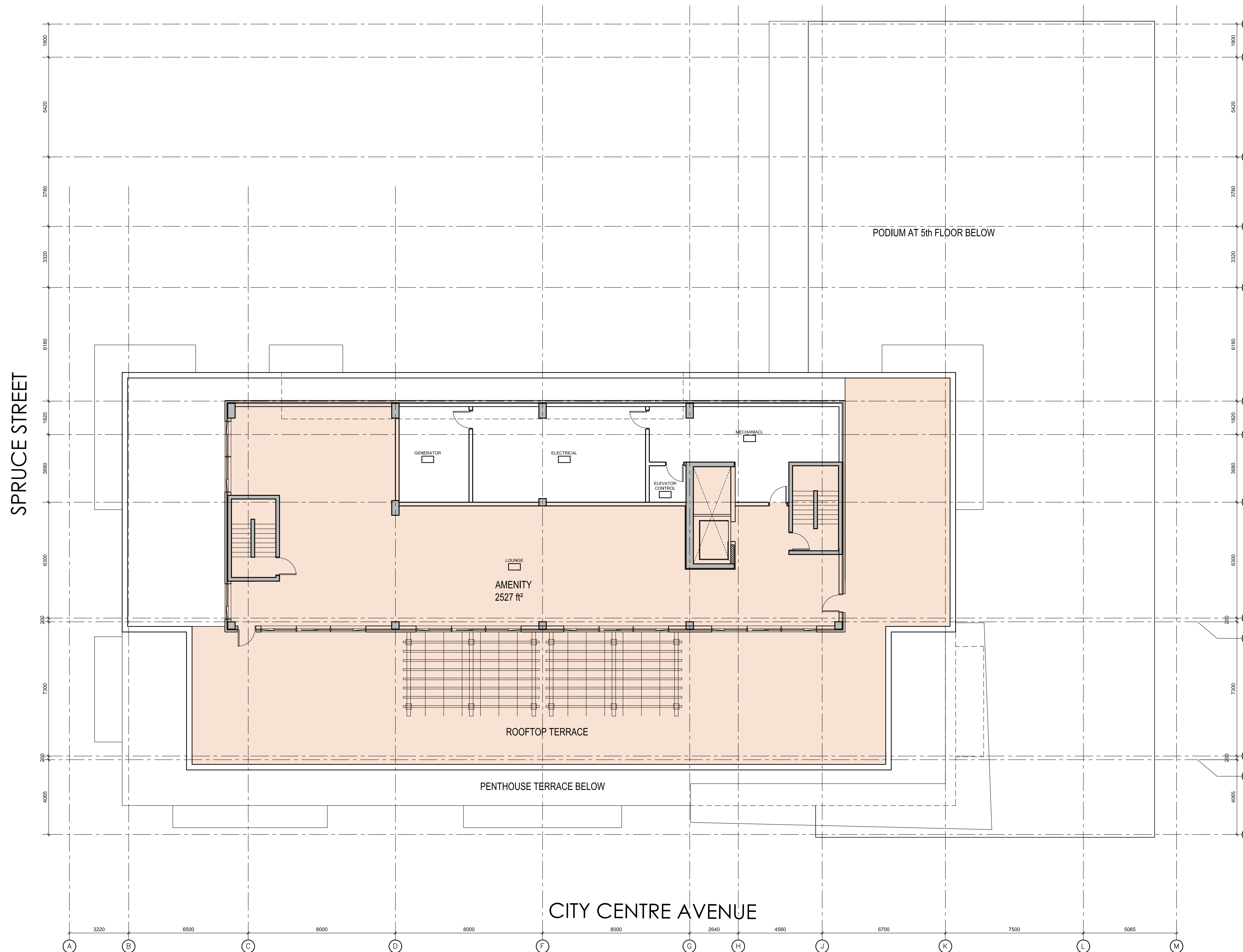
consultant
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drawn WD, NC	checked VA
date 28 MAR 2014	project no. 12-03

drawing title
 MECHANICAL
 FLOOR PLAN
 SITE PLAN CONTROL

revision 02	drawing no. A180
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SPRUCE STREET

SOMERSET STREET

CITY CENTRE AVENUE

PODIUM AT 5th FLOOR BELOW

ROOFTOP TERRACE

PENTHOUSE TERRACE BELOW

AMENITY
2527 ft²

GENERATOR

ELECTRICAL

MECHANICAL

ELEVATOR CONTROL

LOUNGE

28 MAR 2014

1 MECH. PENTHOUSE FLOOR PLAN
 SCALE 1:100