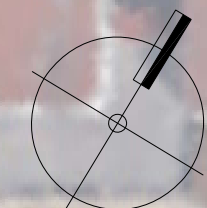


PROJECT NORTH



GENERAL NOTES

1. For landscaping, refer to landscape drawings.
2. For proposed grading, refer to landscape drawings.
3. All perimeter existing information indicated taken from survey.
4. All work to be done in conformance with the 2012 Ontario Building Code. [O.B.C., as amended]
5. Land to be conveyed to the city free and clear of all encumbrances at a nominal cost for lane widening purposes of no expense to the city.

SURVEY INFORMATION

TOPOGRAPHICAL PLAN OF SURVEY OF LOTS 37, PART OF LOT 36 AND 38 (SOUTH NEPEAN STREET) AND LOTS OF 37, 38 AND PART OF LOT 39 (NORTH LISGAR STREET) REGISTERED PLAN 2996 CITY OF OTTAWA

ANNIS, O'SULLIVAN, VOLLEBERG LTD. ONTARIO LAND SURVEYOR SUITE 500 14 CONCOURS GATE NEPEAN, ONTARIO K2E 7S6 TEL: (613) 727-0860 FAX: (613) 727-1079 DATE: NOV 17, 2020

LIST OF DRAWINGS

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A304	SOUTH TOWER FLOOR PLANS	1:200
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A501	NEPEAN & LISGAR - SECTIONS	1:200
A901	SHADOW STUDIES - SEPTEMBER/MARCH	N.T.S.
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A903	SHADOW STUDIES - JUNE	N.T.S.
A904	SHADOW STUDIES - JUNE	N.T.S.
A905	SHADOW STUDIES - DECEMBER	N.T.S.

NOTE

Snow will be hauled off-site.

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PROPOSED MIXED USE DEVELOPMENT

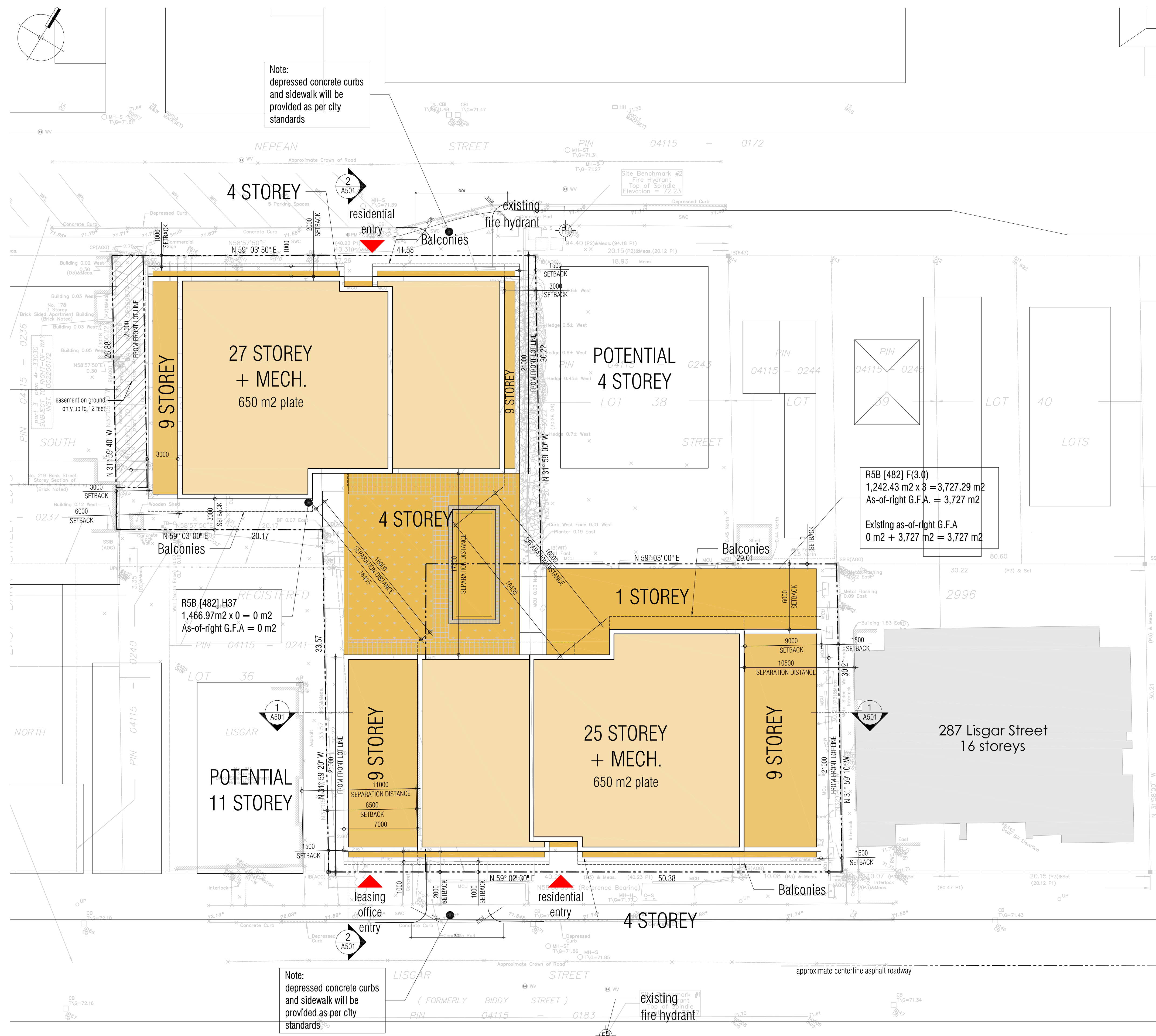
176 Nepean & 293-307 Lisgar

Project Architect: E. Corazza
 Assistant Designer: L. Wong
 Drawn By: L. Wong/W. Chiu/J. Oh
 Checked By: D. Biose
 Plot Date: Mar. 12, 2021
 Job #: 1353.16

CONTEXT PLAN

1:600 A101

TITLEBLOCK SIZE: 610 x 950



PROJECT STATISTICS		Mar. 12, 2021	
	Permitted / Required	Proposed	
01. Site Area		2,709 m ²	0.27 ha
		29,164 ft ²	0.67 ac
02. G.F.A.			
Ground		572 m ²	6,162 ft ²
3rd		1,123 m ²	12,097 ft ²
North Tower		401 m ²	4,323 ft ²
4th		585 m ²	6,303 ft ²
5th - 9th		3,082 m ²	33,174 ft ²
10th		529 m ²	5,700 ft ²
11th - 27th		9,003 m ²	96,908 ft ²
South Tower			
2nd		506 m ²	5,452 ft ²
4th		759 m ²	8,172 ft ²
5th - 9th		3,930 m ²	42,308 ft ²
10th		529 m ²	5,700 ft ²
11th - 25th		7,944 m ²	85,508 ft ²
Subtotal		28,963 m ²	311,807 ft ²
Total		28,963 m²	311,807 ft²
03. F.S.I.			
Residential	Max F.S.I = 3.0	10.7	
Total		10.7	
04. Setbacks (m)			
North	minimum 3.0 m from the original centreline of a lane	North Tower, 1.0 m below 4th floor 2.0 m above 4th floor (front setback)	
East	(i) if located within 21 m of the front lot line, minimum 1.5 m setback (ii) if located further than 21 m from the front lot line, minimum 6.0 m setback	South Tower, 0.0 m below 2nd floor 6.0 m above 2nd floor (rear setback)	
South	minimum 3.0 m from the original centreline of a lane	North Tower, 1.5 m (side setback)	
West	(i) if located within 21 m of the front lot line, minimum 1.5 m setback (ii) if located further than 21 m from the front lot line, minimum 6.0 m setback	South Tower, 1.5 m below 10th floor 9.0 m above 10th floor (side setback)	2.0
05. Building Height			
	Max Building Height = 37 m applicable to R5B (482) H37	North Tower: 27 storey - 90.0m + 6 m mech. South Tower: 25 storey - 83.5m + 6 m mech. (from ground floor to top of roof)	
06. Unit Count			
Ground		0	
3rd		18	
North Tower			
2nd		7	
4th		9	
5th - 9th		50	
10th - 27th		162	
South Tower			
2nd		8	
4th		12	
5th - 9th		65	
10th - 25th		144	
Total		475	
07. Unit Breakdown			
Studio		43	9%
1 Bedroom		276	58%
2 Bedroom		147	31%
3 Bedroom		9	2%
Total		475	100%
08. Parking			
	0.5 Spaces/Unit = 463 x 0.5 = 231.5	P6 = 48 P3 - P5 = 122 P2 = 41 of which 11 are visitor spaces P1 = 31 of which 19 are visitor spaces	
Resident: 0.5 Space/Unit	not including first 12 units		
	Section 101(6)(c)(i), a reduction of 20 spaces may apply		
	Section 102 (3) Minimum Visitor Parking = 30 Spaces	Ground = 0	
Total		242	
09. Amenity Space (m²)			
Indoor (Communal)			
		3rd = 451 m ²	
		4th = 45 m ²	
		4th = 53 m ²	
		Subtotal = 549 m ²	
Outdoor (Communal)			
		4th = 306 m ²	
		Subtotal = 306 m ²	
Outdoor (Private)			
		3rd = 86 m ²	
		2nd = 32 m ²	
		4th = 39 m ²	
		5th - 9th = 391 m ²	
		10th = 171 m ²	
		Typical = 1,150 m ²	
		Subtotal = 1,015 m ²	
		Subtotal = 4,913 m ²	
Total		2,850 m²	
10. Bicycle Parking			
Residential	0.5 Spaces/Unit = 475 x 0.5 = 238	P2 - P6 = 388 P1 = 25	
		Ground = 60	
		Subtotal = 473	
Total		238	

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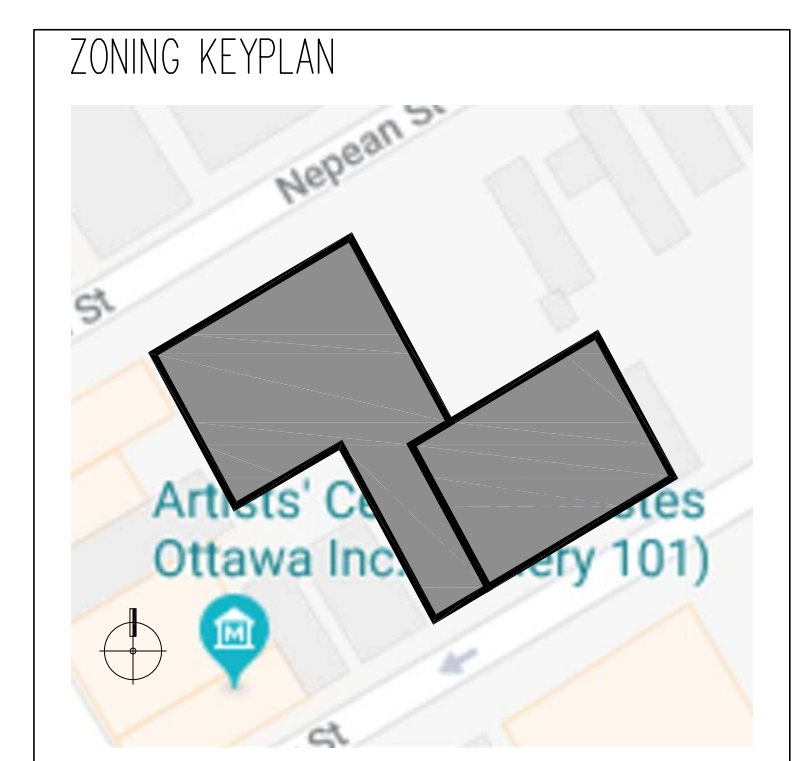
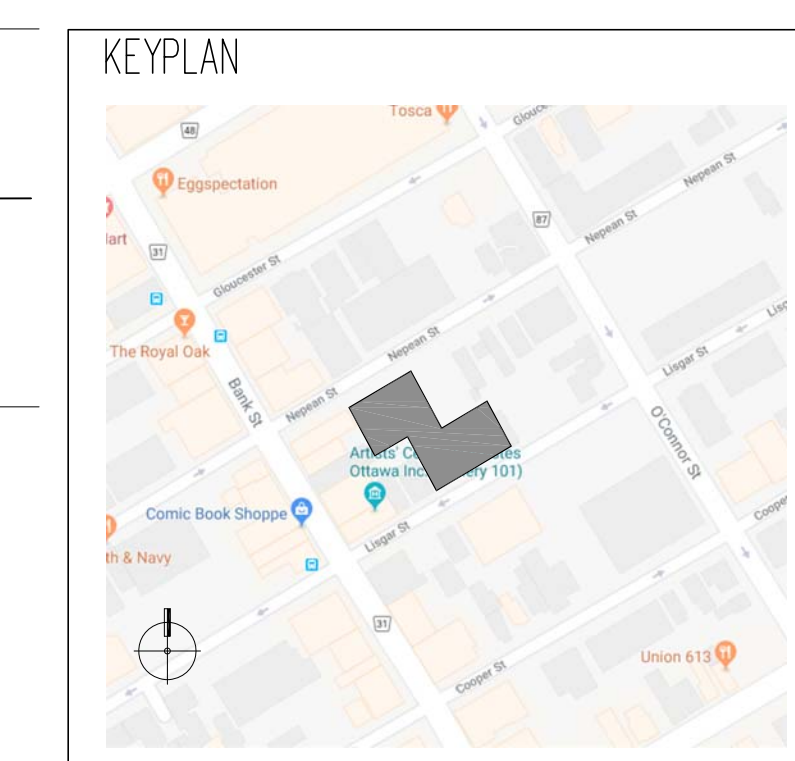
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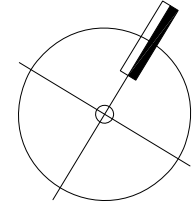
PROPOSED MIXED USE DEVELOPMENT

176 Nepean & 293-307 Lisgar

RICH CRAFT
Group of Companies

OTTAWA ONTARIO

Project Architect: E. Corazza
Assistant Designer: L. Wong
Drawn By: L. Wong/W. Chiu/J. Oh
Checked By: D. Biose
Plot Date: Mar. 12, 2021
Job #: 1353.16



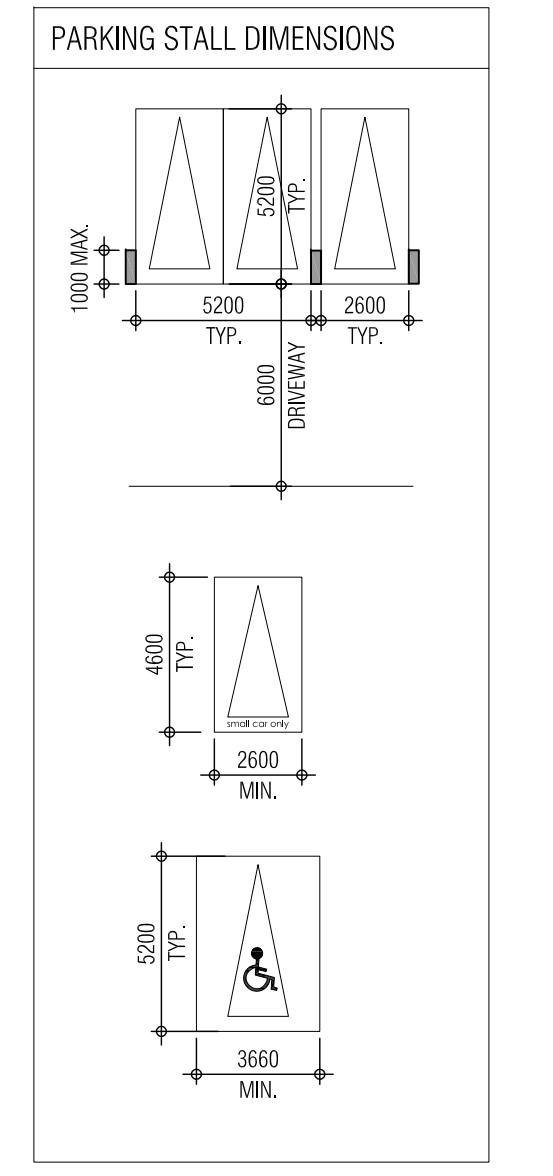
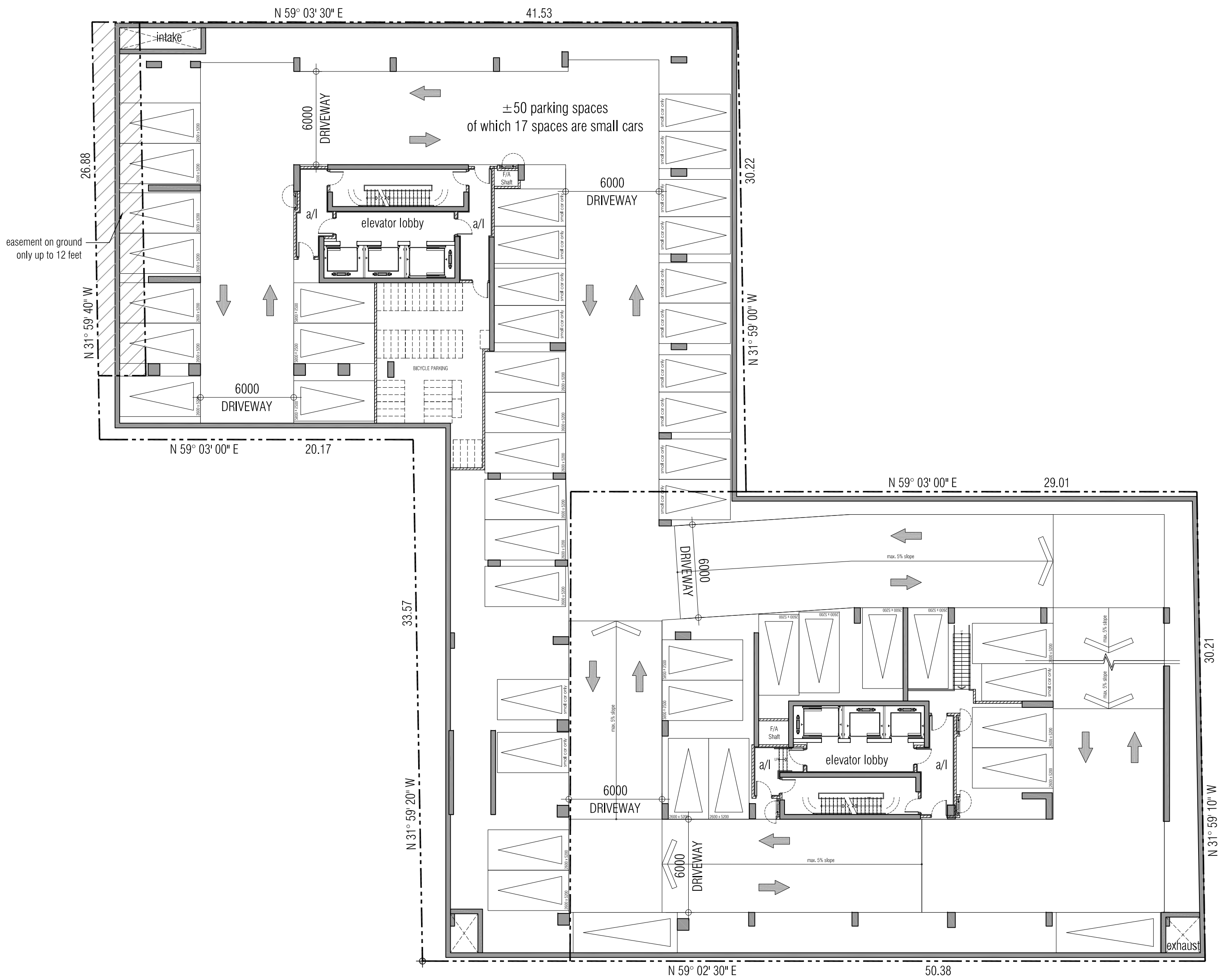
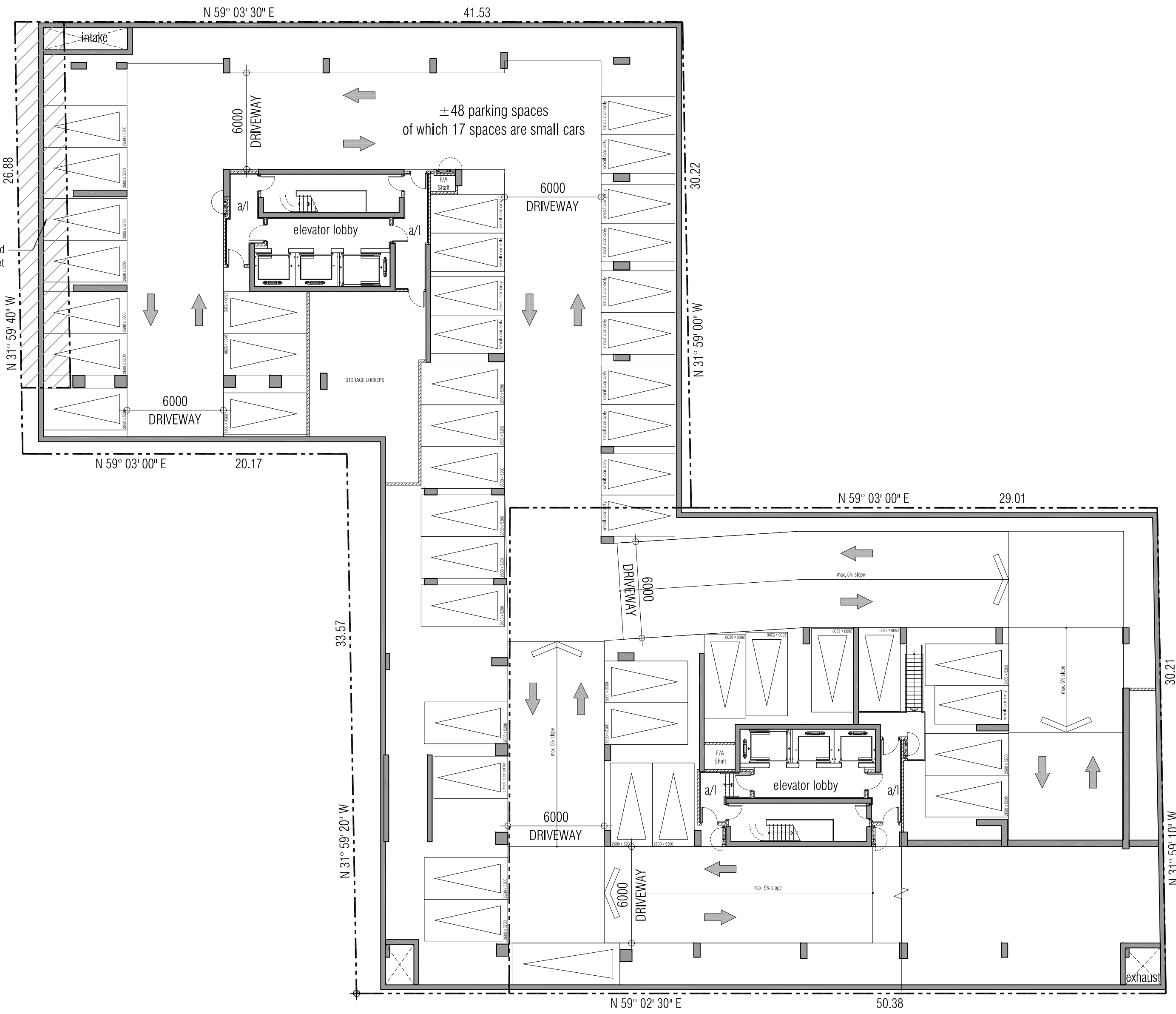
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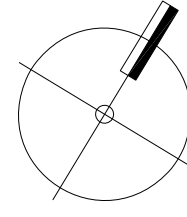
OTTAWA ONTARIO

Project Architect: E. Corazza
 Assistant Designer: L. Wong
 Drawn By: L. Wong/W. Chiu/J. Oh
 Checked By: D. Biase
 Plot Date: Mar. 12, 2021
 Job #: 1353.16

P6 - Underground Floor Plan 1
 SCALE - 1:200 A201

P3 - P5 - Underground Floor Plan 2
 SCALE - 1:200 A201

1:200 A201



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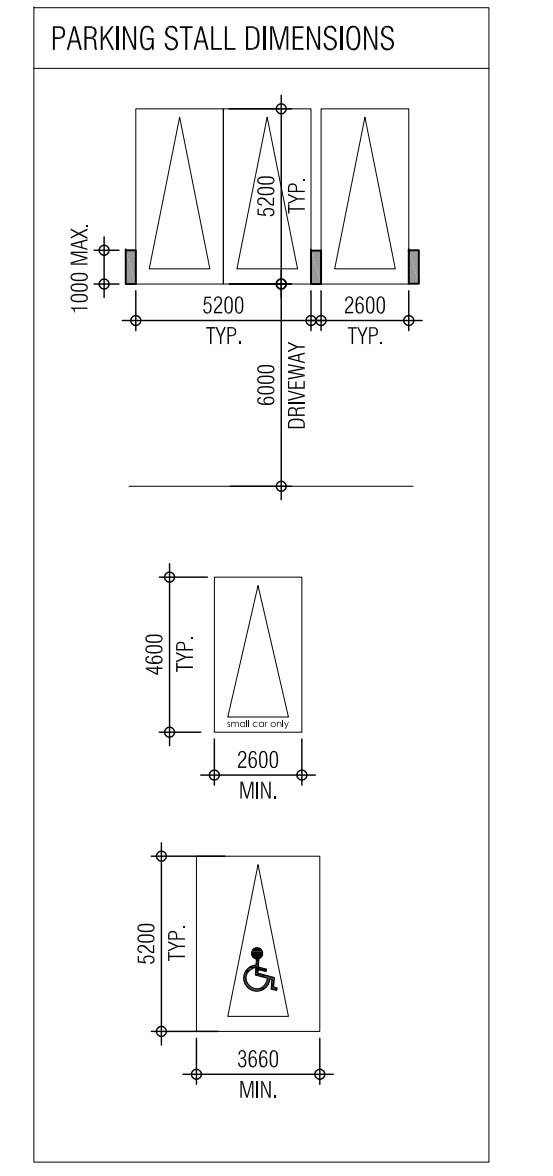
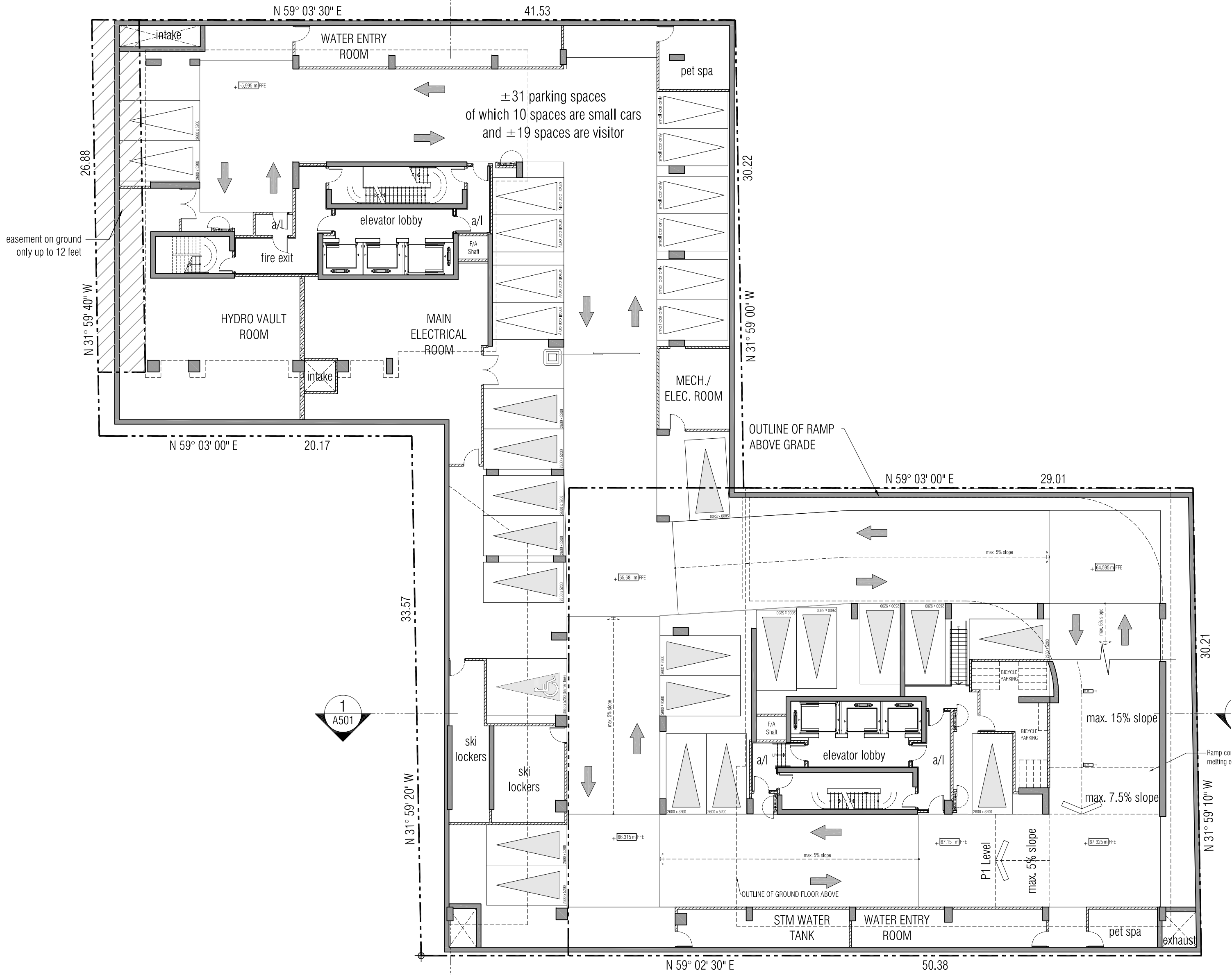
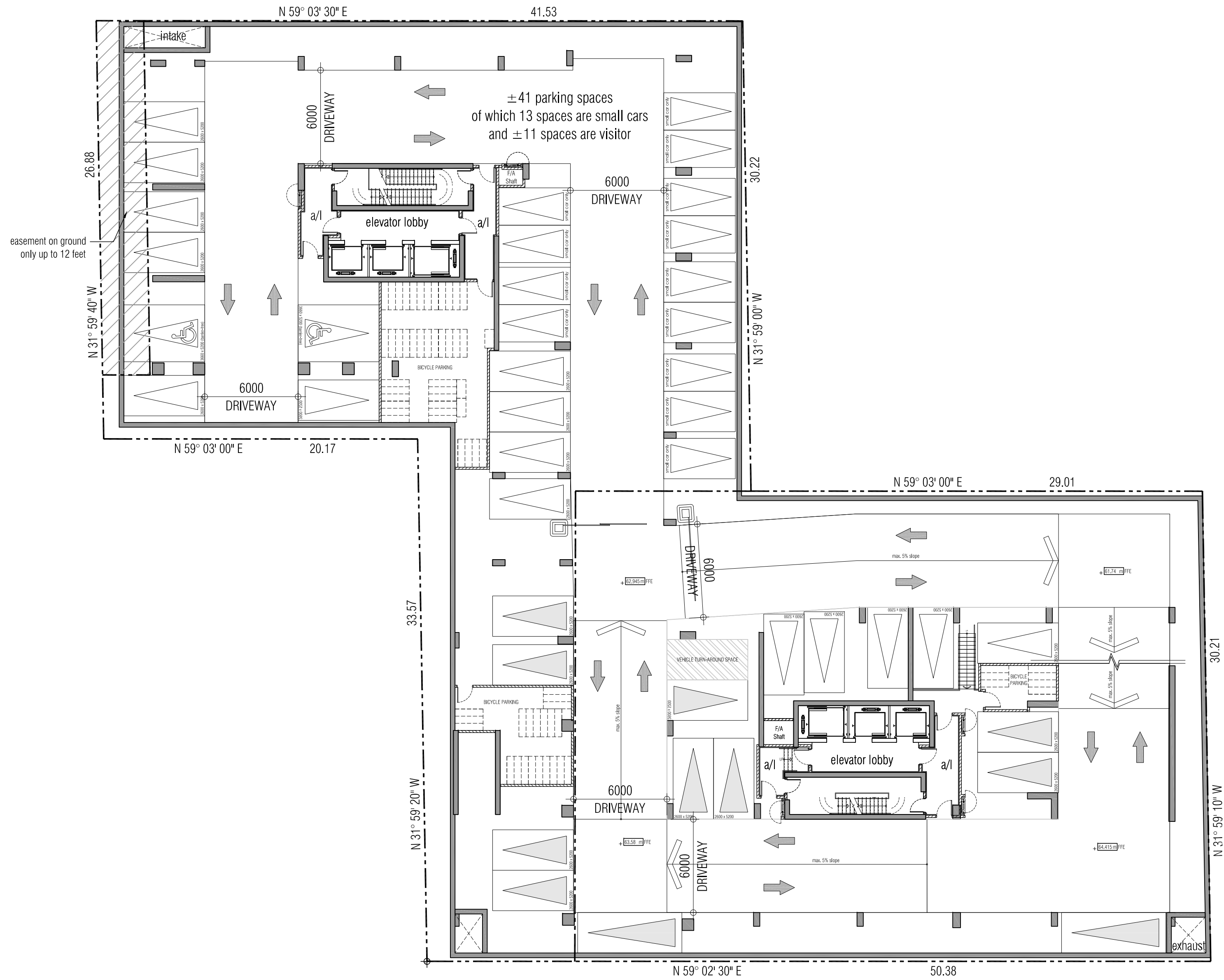
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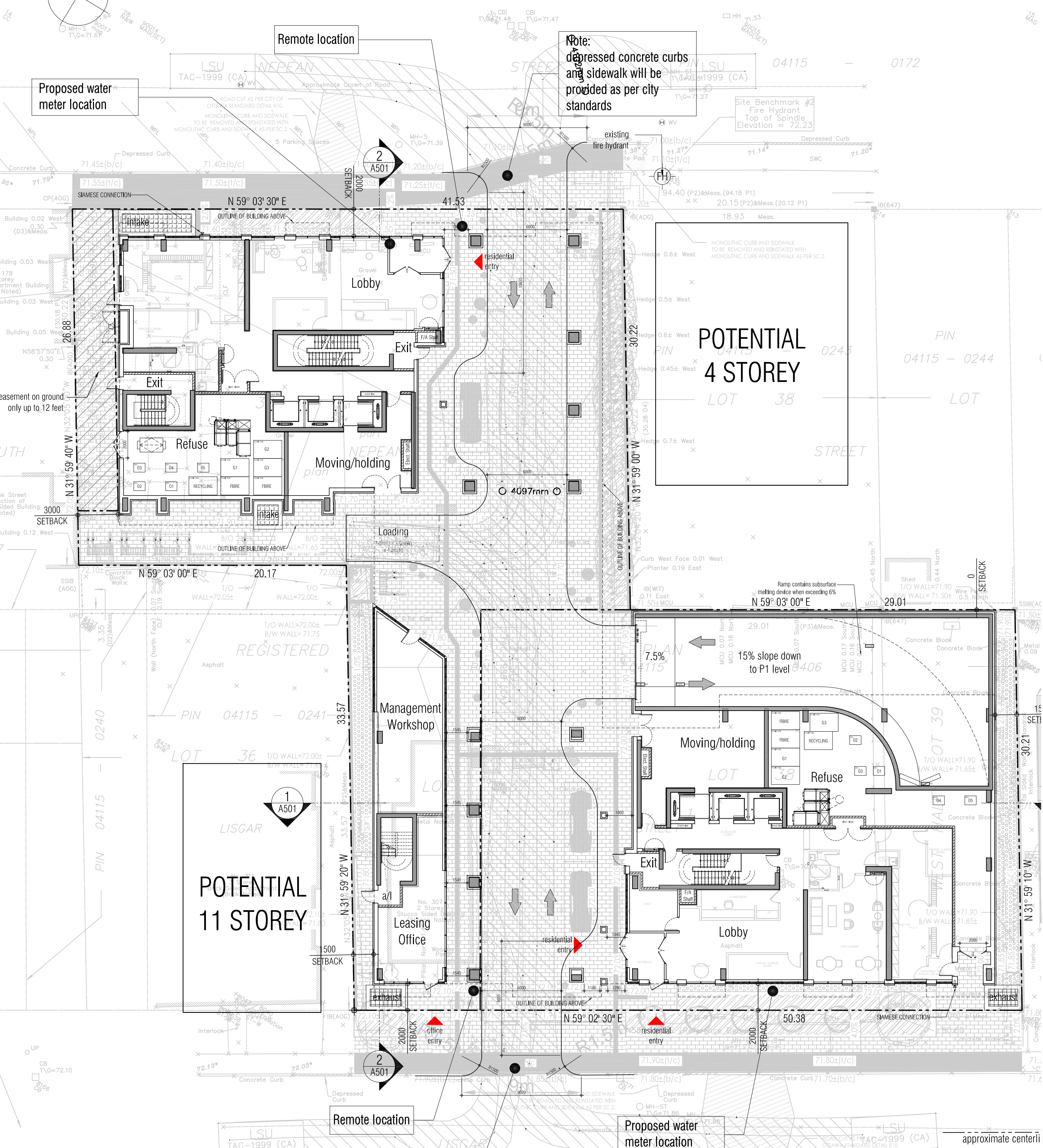
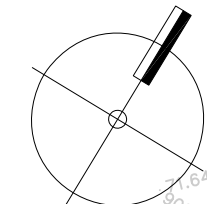
Project Architect: E. Corazza
 Assistant Designer: L. Wong
 Drawn By: L. Wong/W. Chiu/J. Oh
 Checked By: D. Biase
 Plot Date: Mar. 12, 2021
 Job #: 1353.16

P2 - Underground Floor Plan **1**
SCALE - 1:200 A202

P1 - Underground Floor Plan **2**
SCALE - 1:200 A202

1:200 A202

TITLEBLOCK SIZE: 610 x 950



Remote location

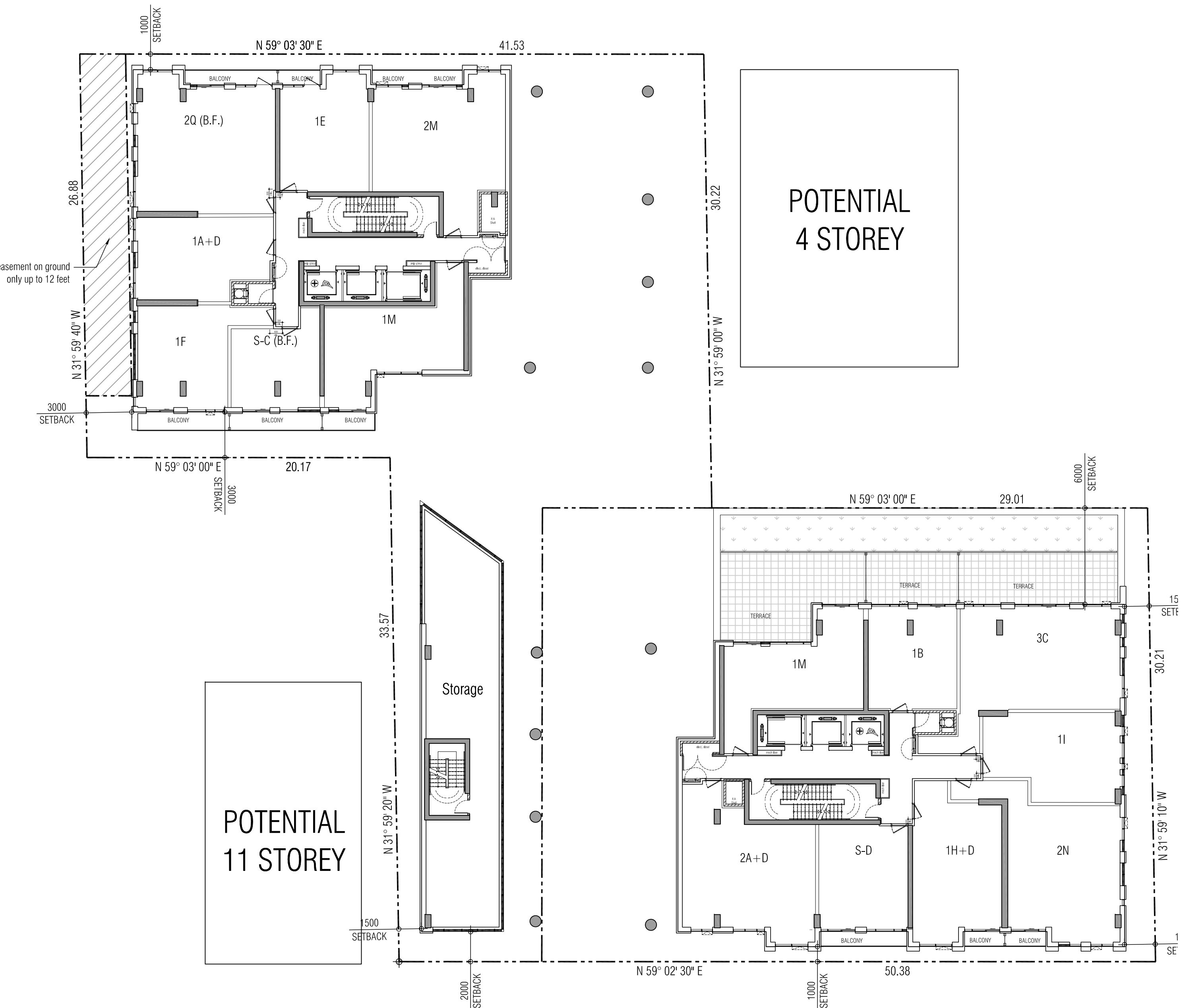
Note:
depressed concrete curbs
and sidewalk will be
provided as per city
standards

Proposed water
meter location

Proposed water
meter location

Note:
depressed concrete curbs
and sidewalk will be
provided as per city
standards

Ground Floor Plan **1**
SCALE - 1:200
A301



POTENTIAL
4 STOREY

POTENTIAL
4 STOREY

POTENTIAL
11 STOREY

2nd Floor Plan **2**
SCALE - 1:200
A301

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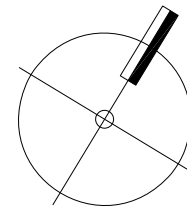
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Project Architect: E. Corazza
Assistant Designer: L. Wong
Drawn By: L. Wong/W. Chiu/J. Oh
Checked By: D. Biase
Plot Date: Mar. 12, 2021
Job #: 1353.16

GROUND & 2ND FLOOR PLANS

1:200 A301

TITLEBLOCK SIZE: 610 x 950



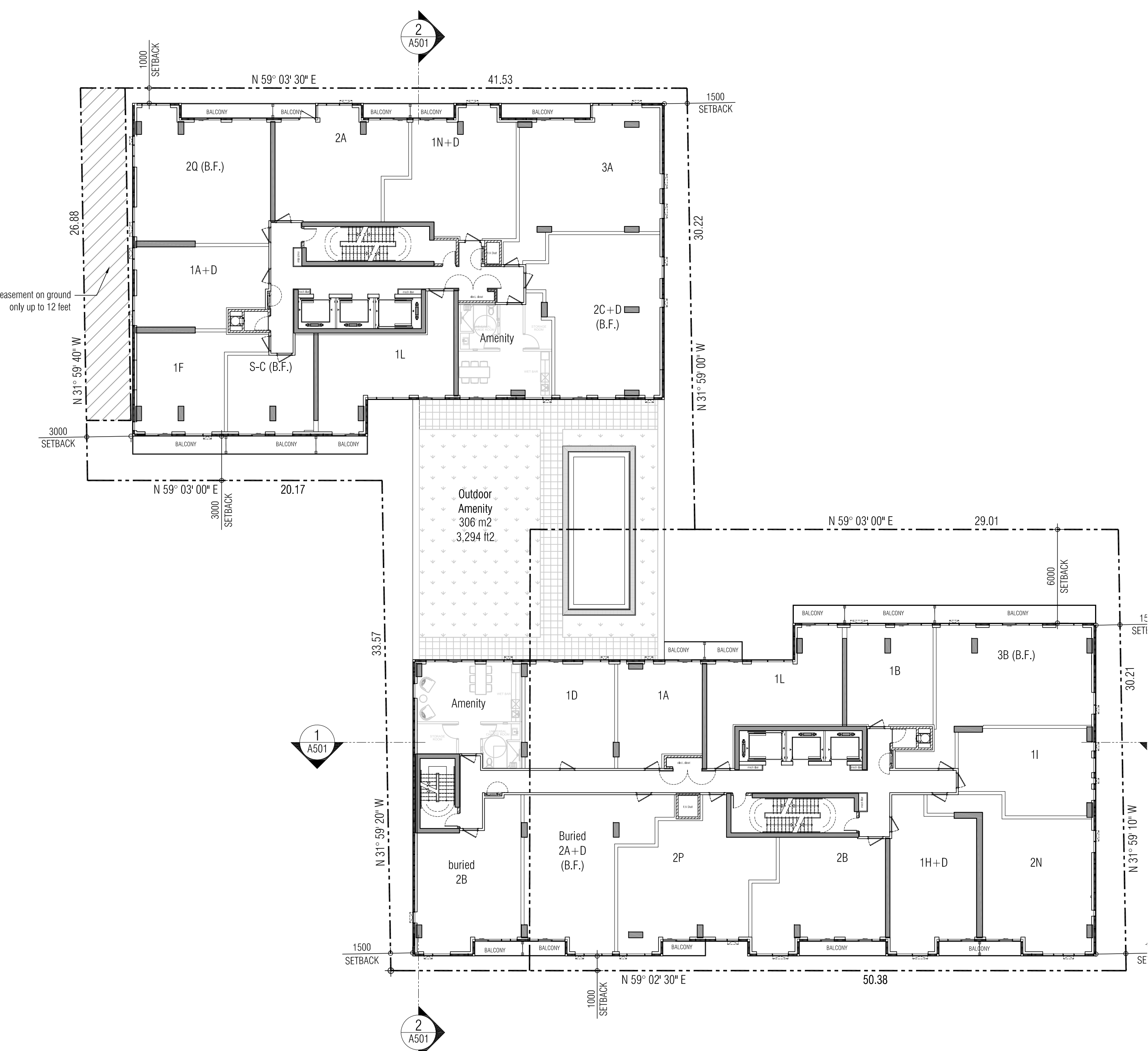
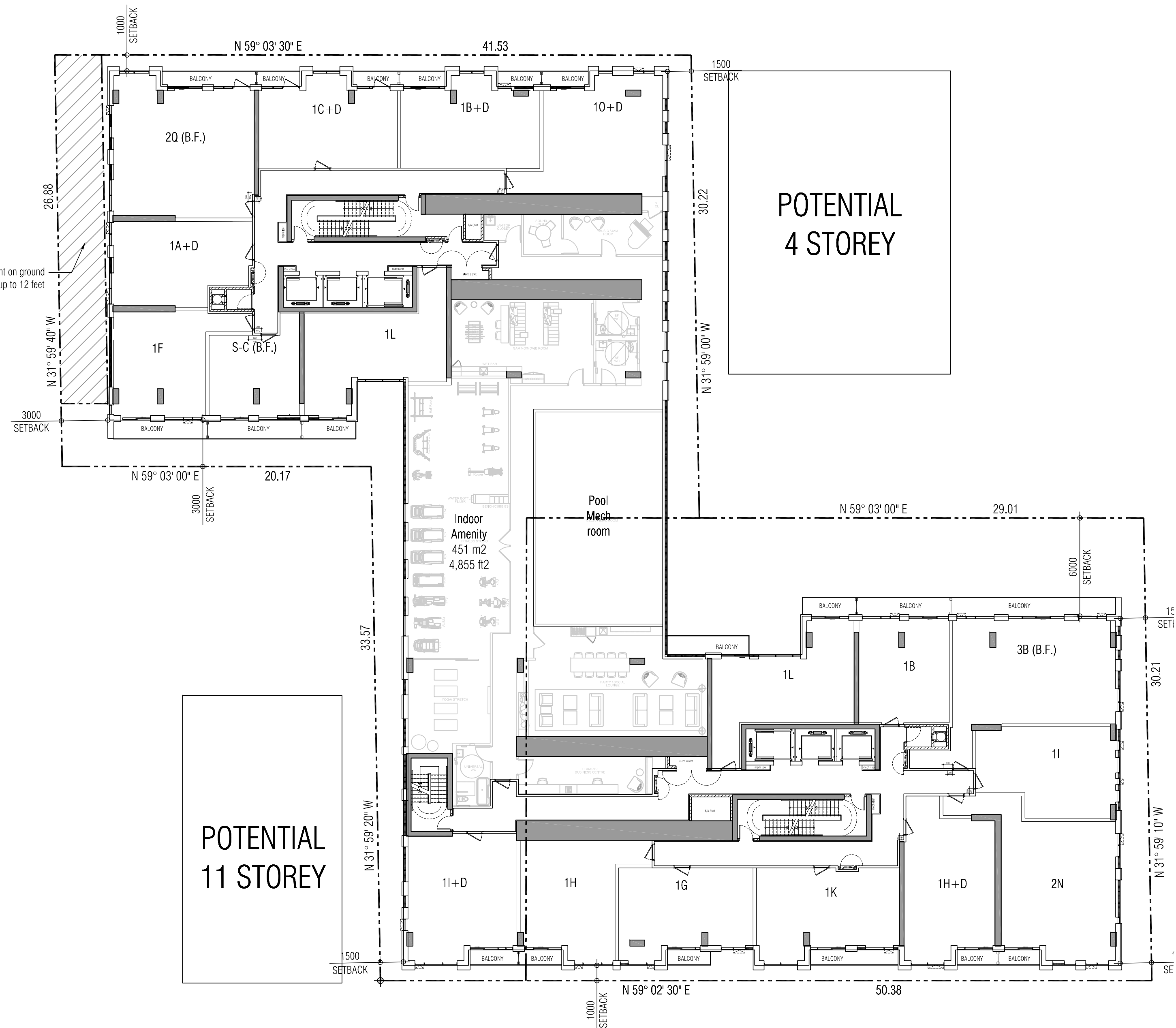
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POTENTIAL 11 STOREY

POTENTIAL 4 STOREY

approximate centerline

approximate centerline

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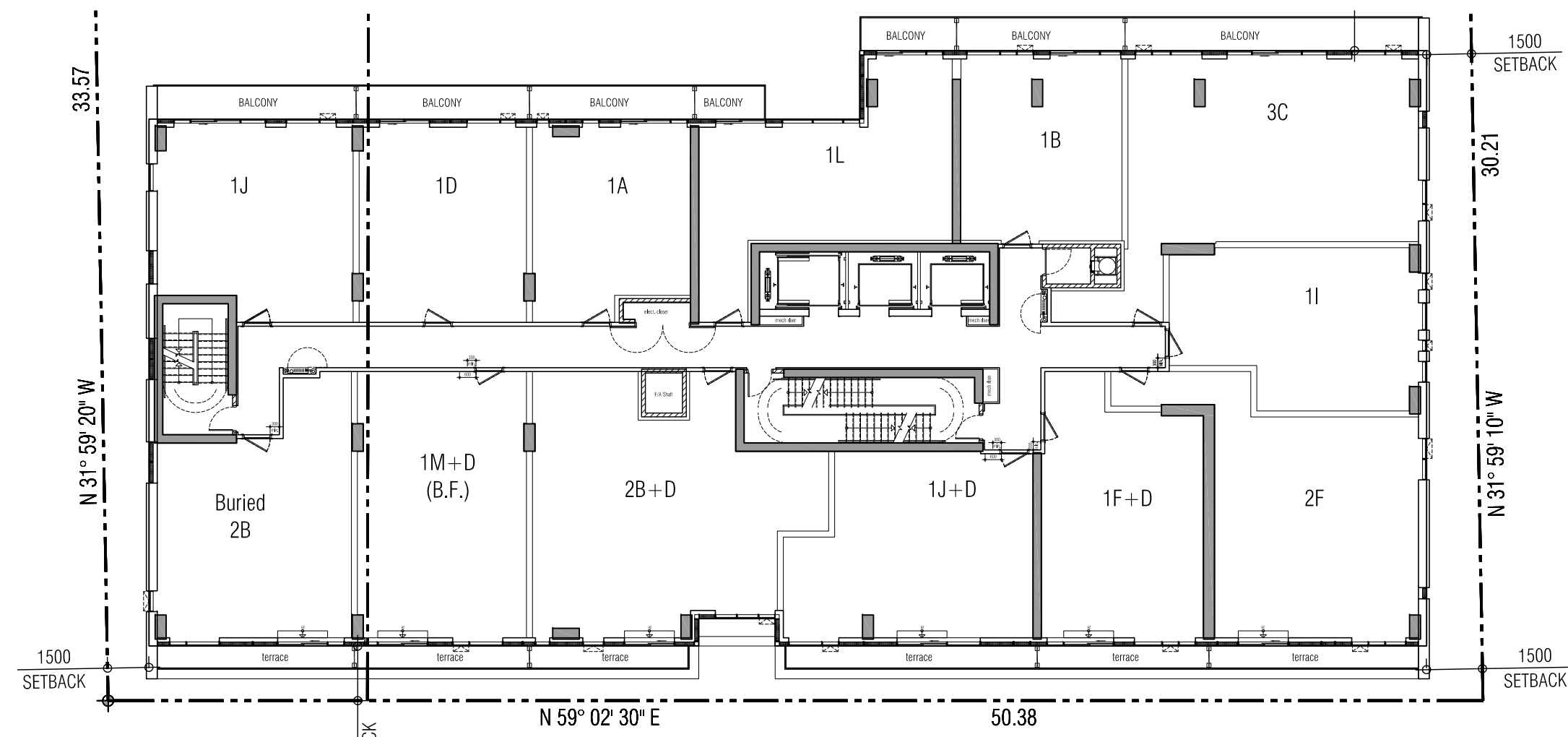
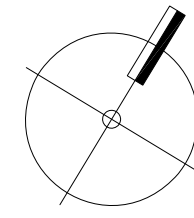
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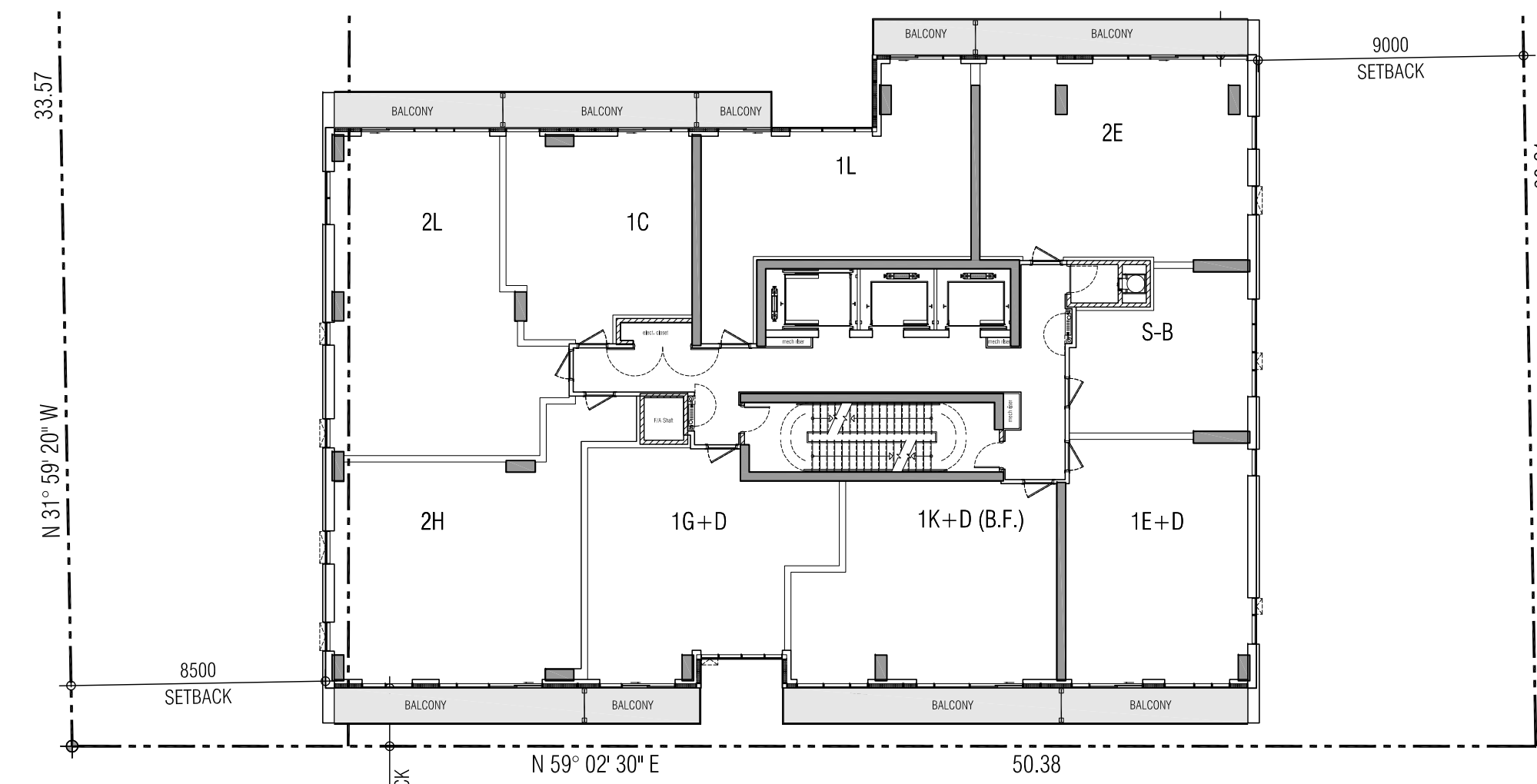
Project Architect: E. Corazza
 Assistant Designer: L. Wong
 Drawn By: L. Wong/W. Chiu/J. Oh
 Checked By: D. Biase
 Plot Date: Mar. 12, 2021
 Job #: 1353.16

3RD - 4TH FLOOR PLAN

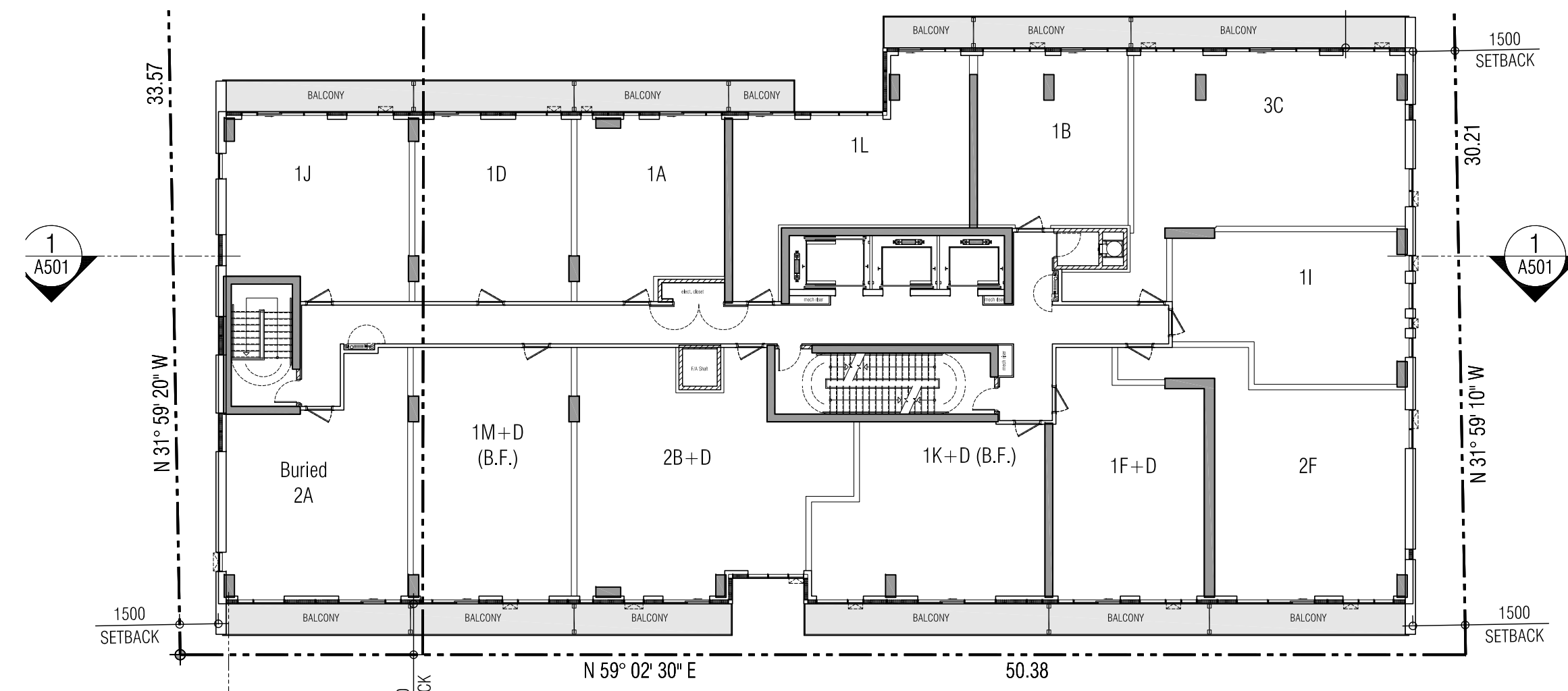
PROJECT NORTH



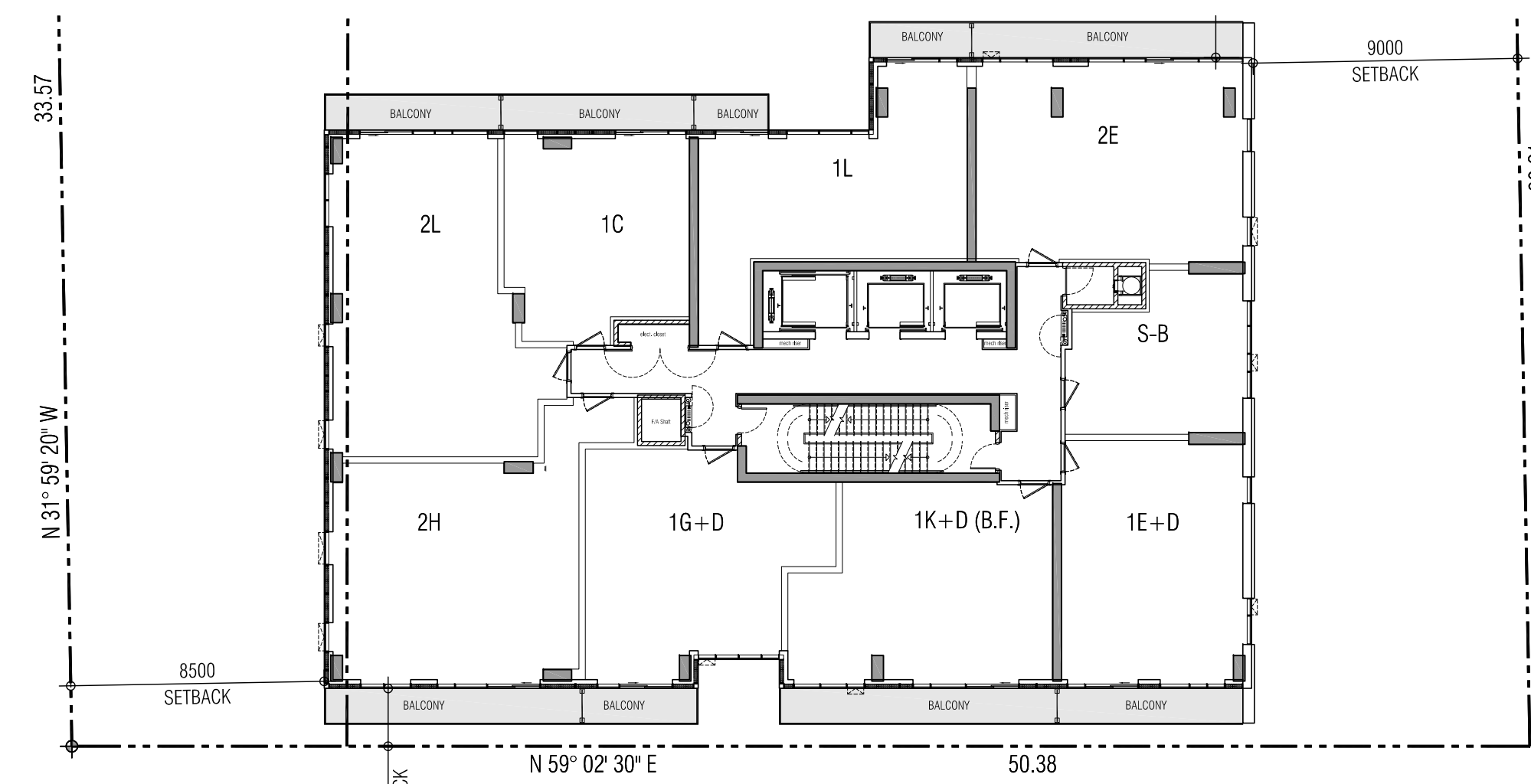
South Tower 5th Floor Plan **1**
SCALE - 1:200 A303



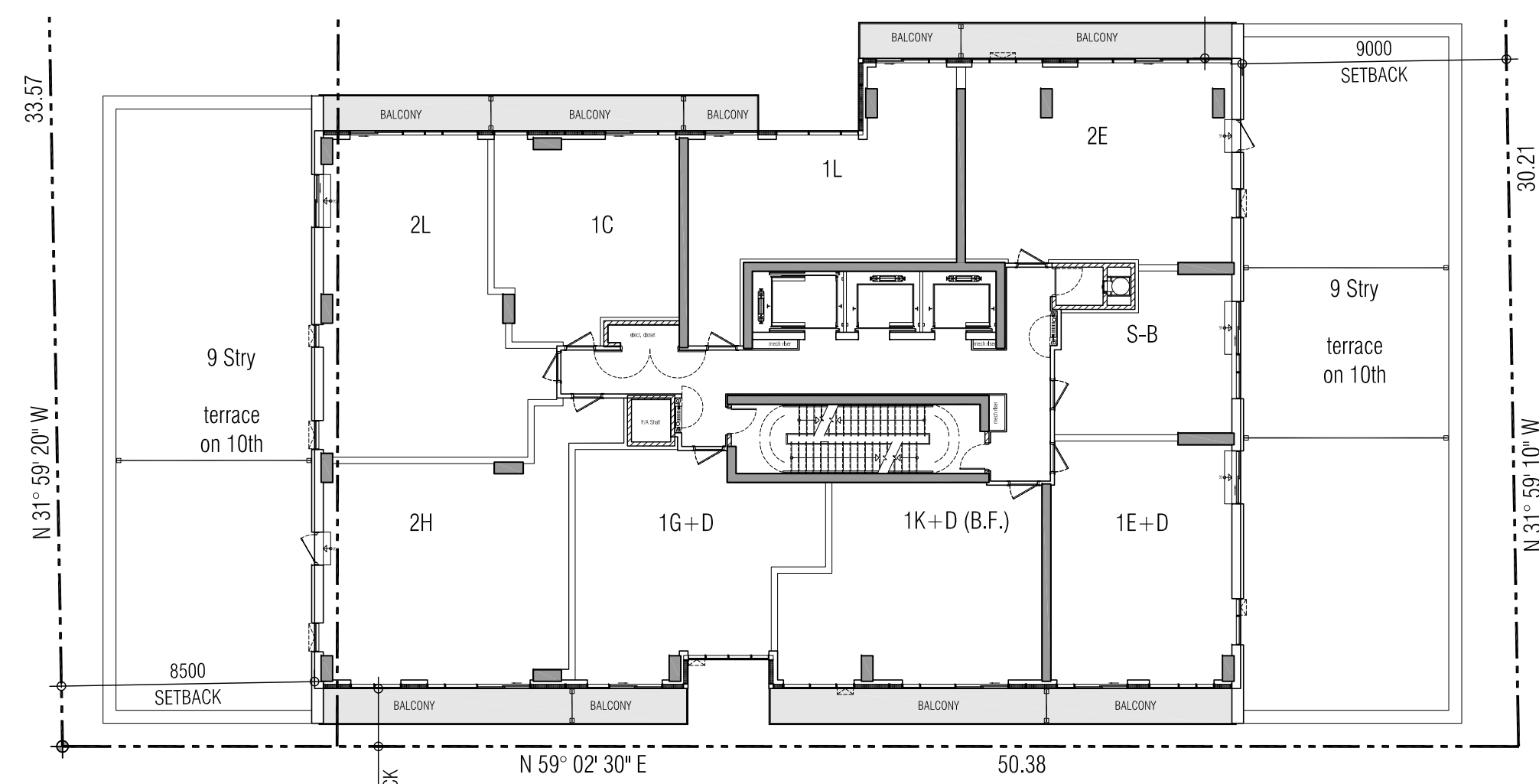
South Tower Typical Floor Plan **4**
SCALE - 1:200 A303



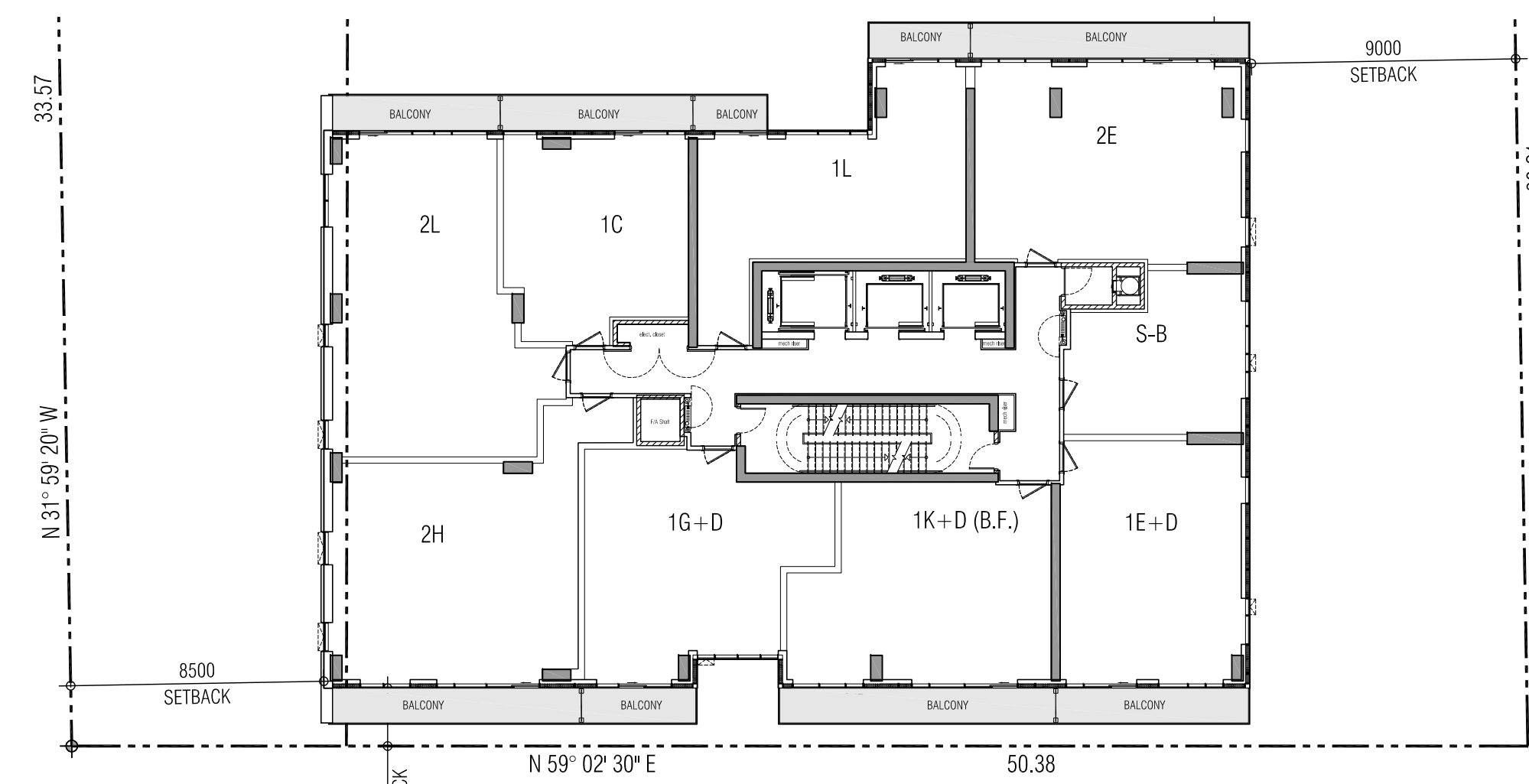
South Tower 6th - 9th Floor Plan **2**
SCALE - 1:200 A303



South Tower 12th, 18th, 23rd Floor Plan **5**
SCALE - 1:200 A303



South Tower 10th Floor Plan **3**
SCALE - 1:200 A303



South Tower 15th, 21st Floor Plan **6**
SCALE - 1:200 A303

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Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

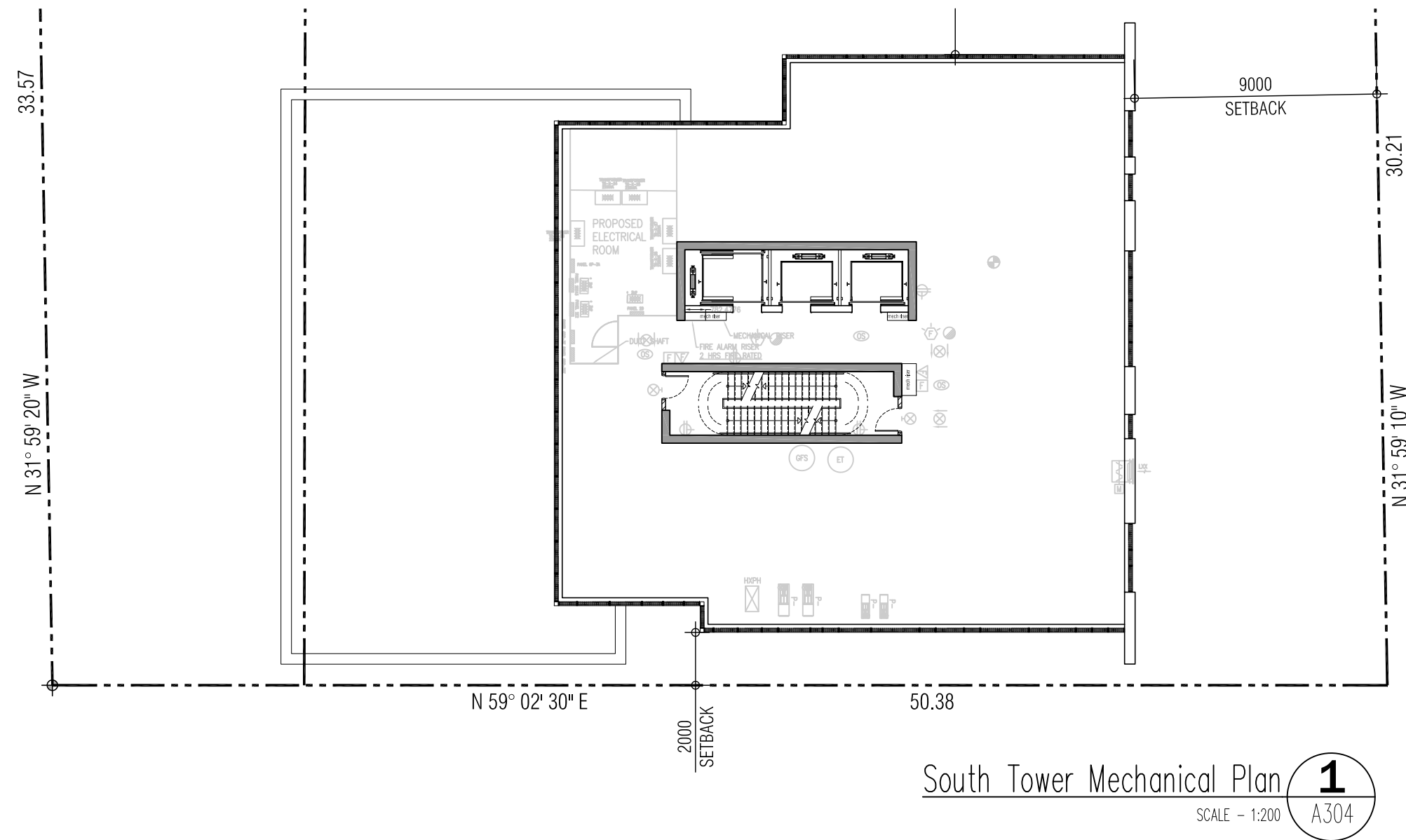
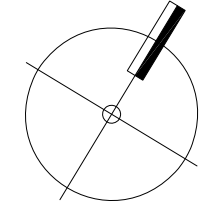
PROPOSED MIXED USE DEVELOPMENT
176 Nepean & 293-307 Lisgar
RICH CRAFT Group of Companies
Project Architect: E. Corazza
Assistant Designer: L. Wong
Drawn By: L. Wong/W. Chiu/J. Oh
Checked By: D. Biase
Plot Date: Mar. 12, 2021
Job #: 1353.16

SOUTH TOWER FLOOR PLANS

1:200 A303

TITLEBLOCK SIZE: 610 x 950

PROJECT NORTH



South Tower Mechanical Plan **1**
SCALE = 1:200 A.304

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PROPOSED MIXED USE DEVELOPMENT

176 Nepean & 293-307 Lisgar

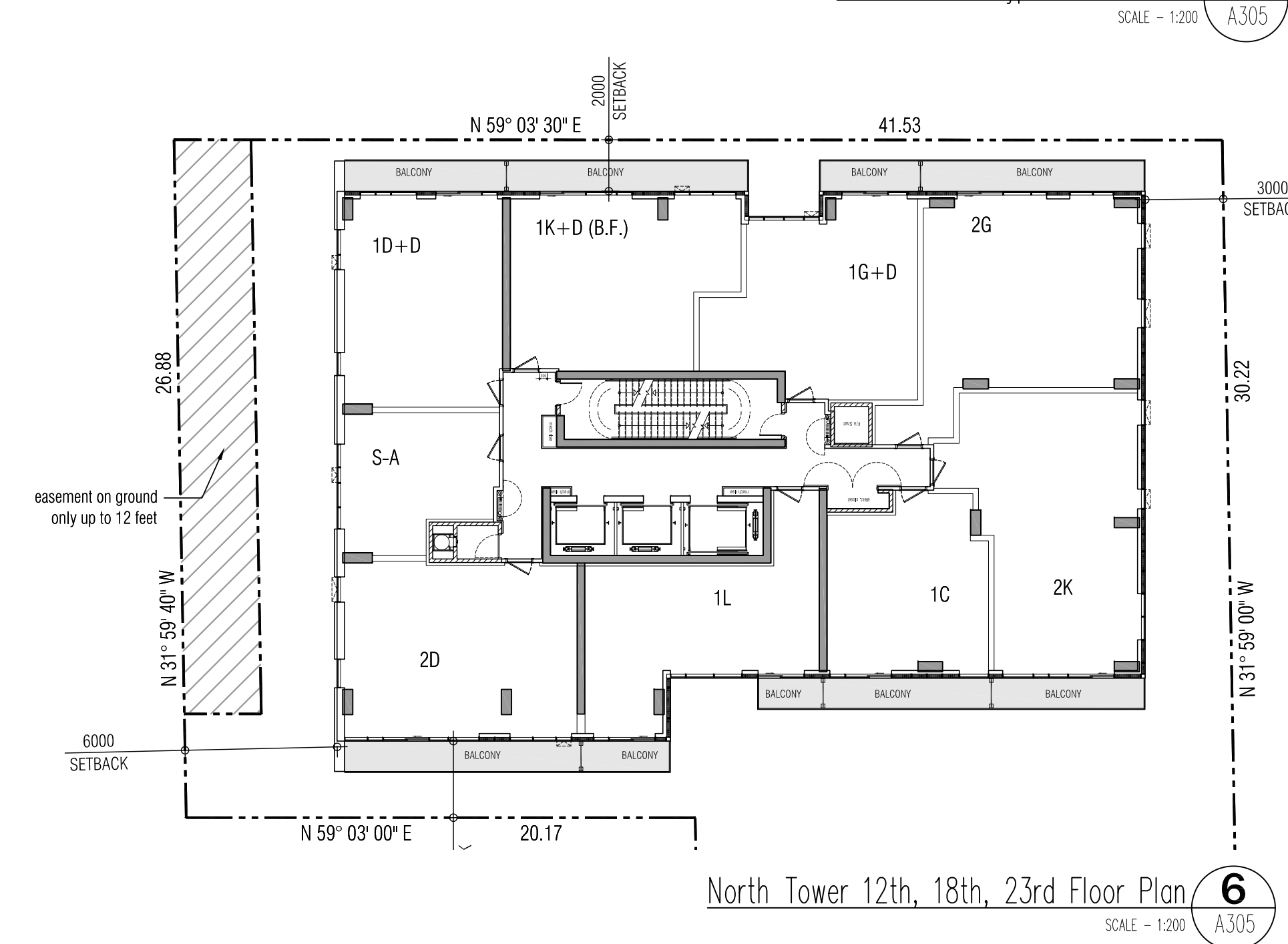
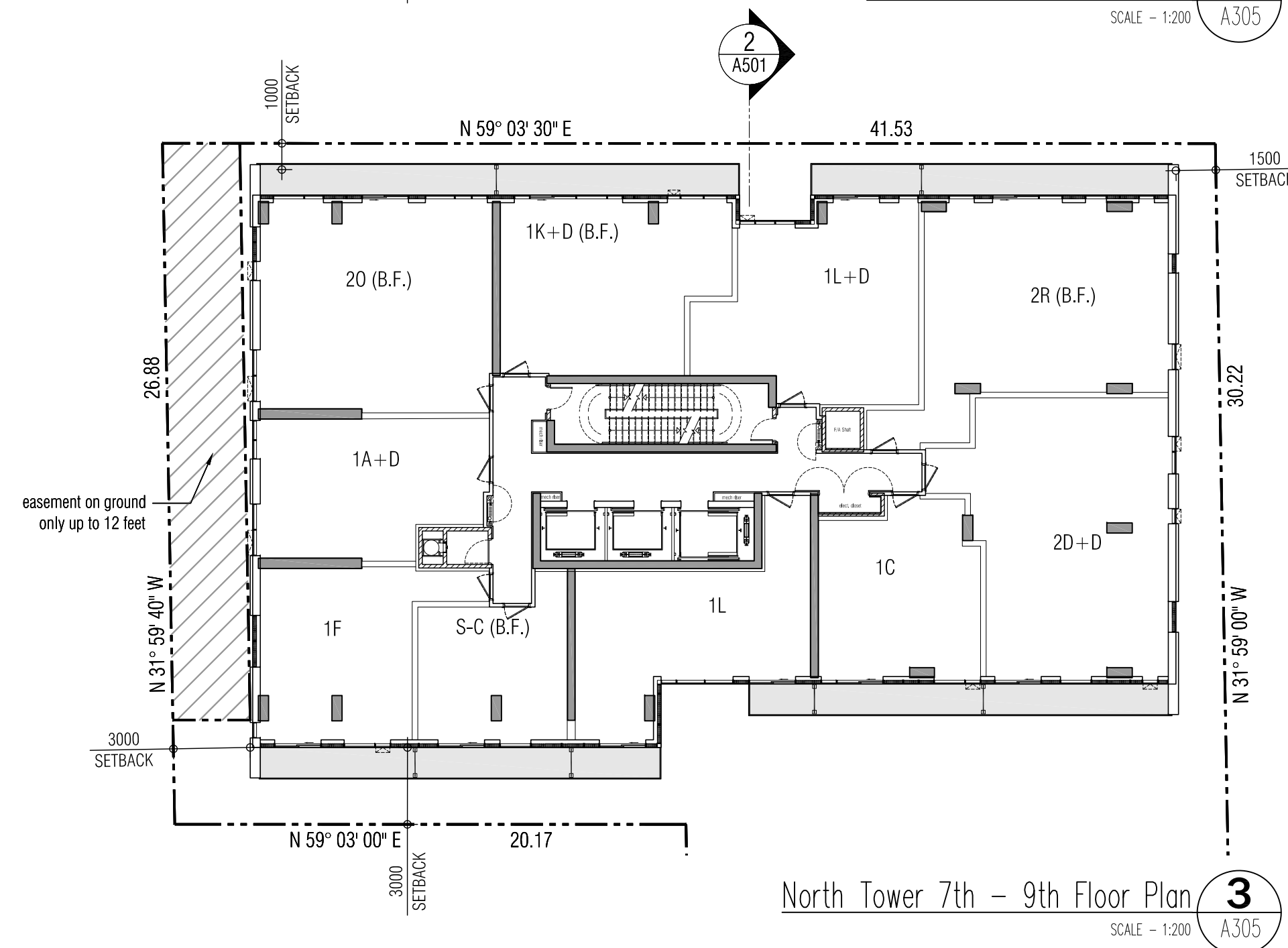
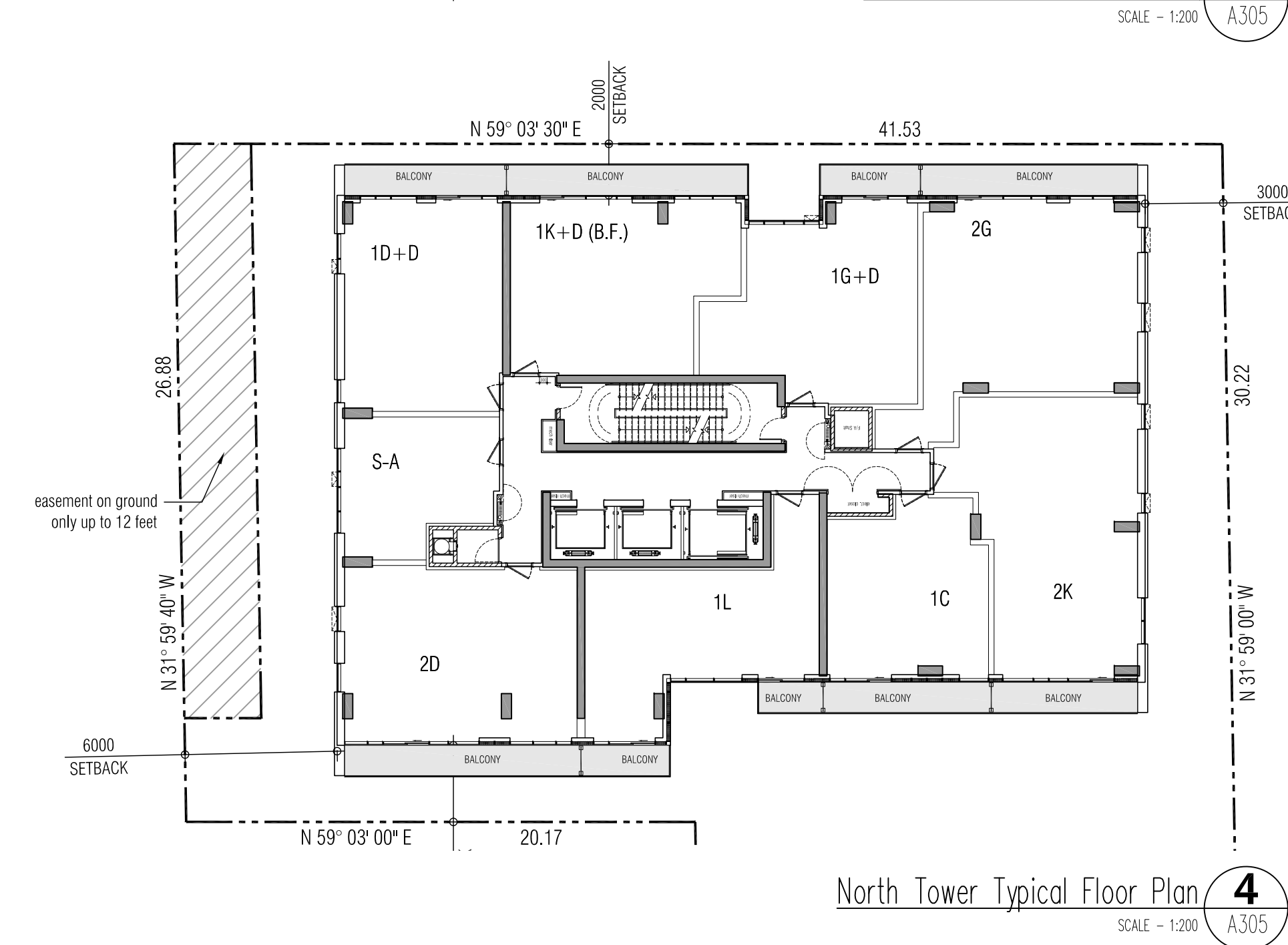
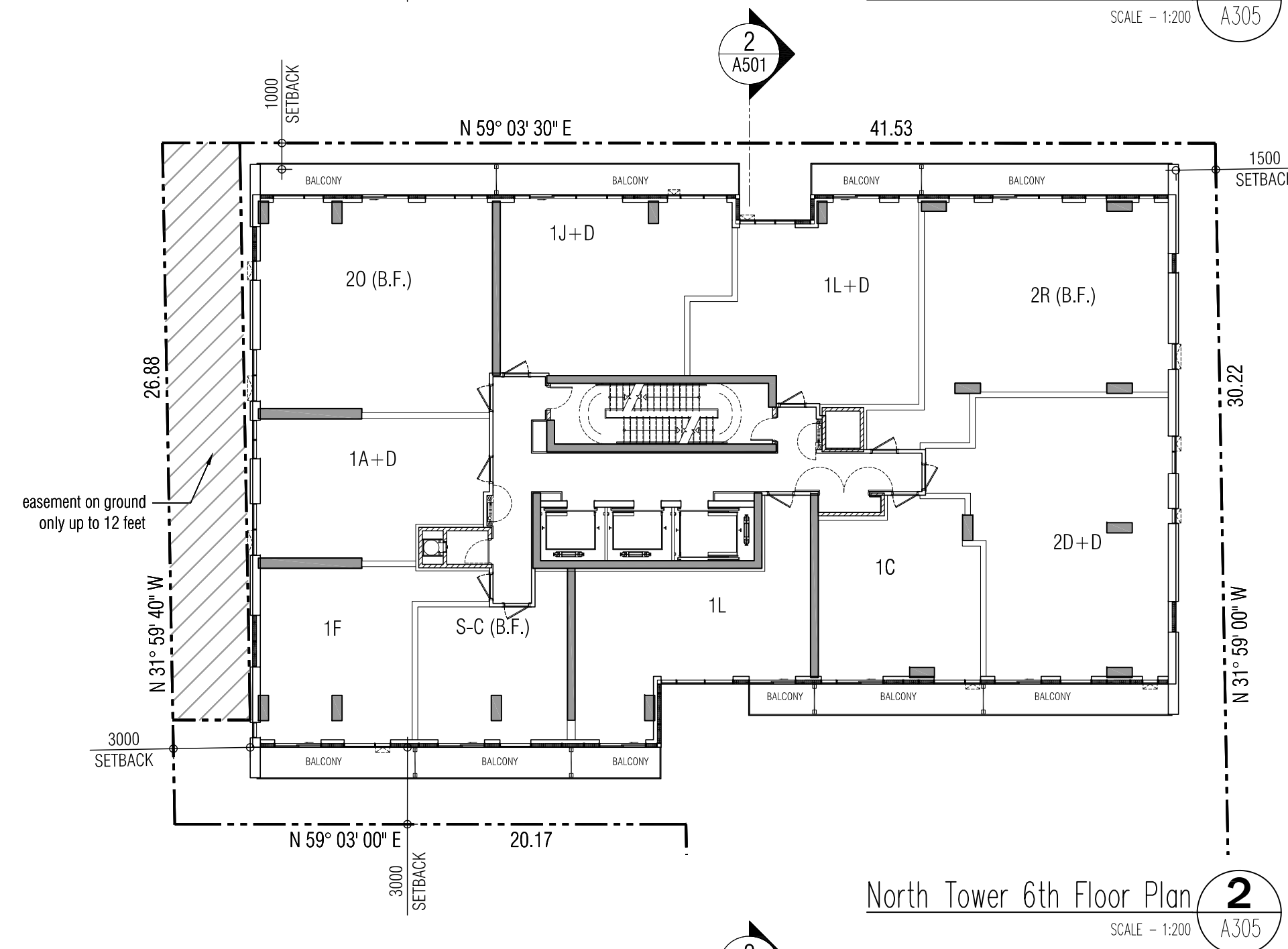
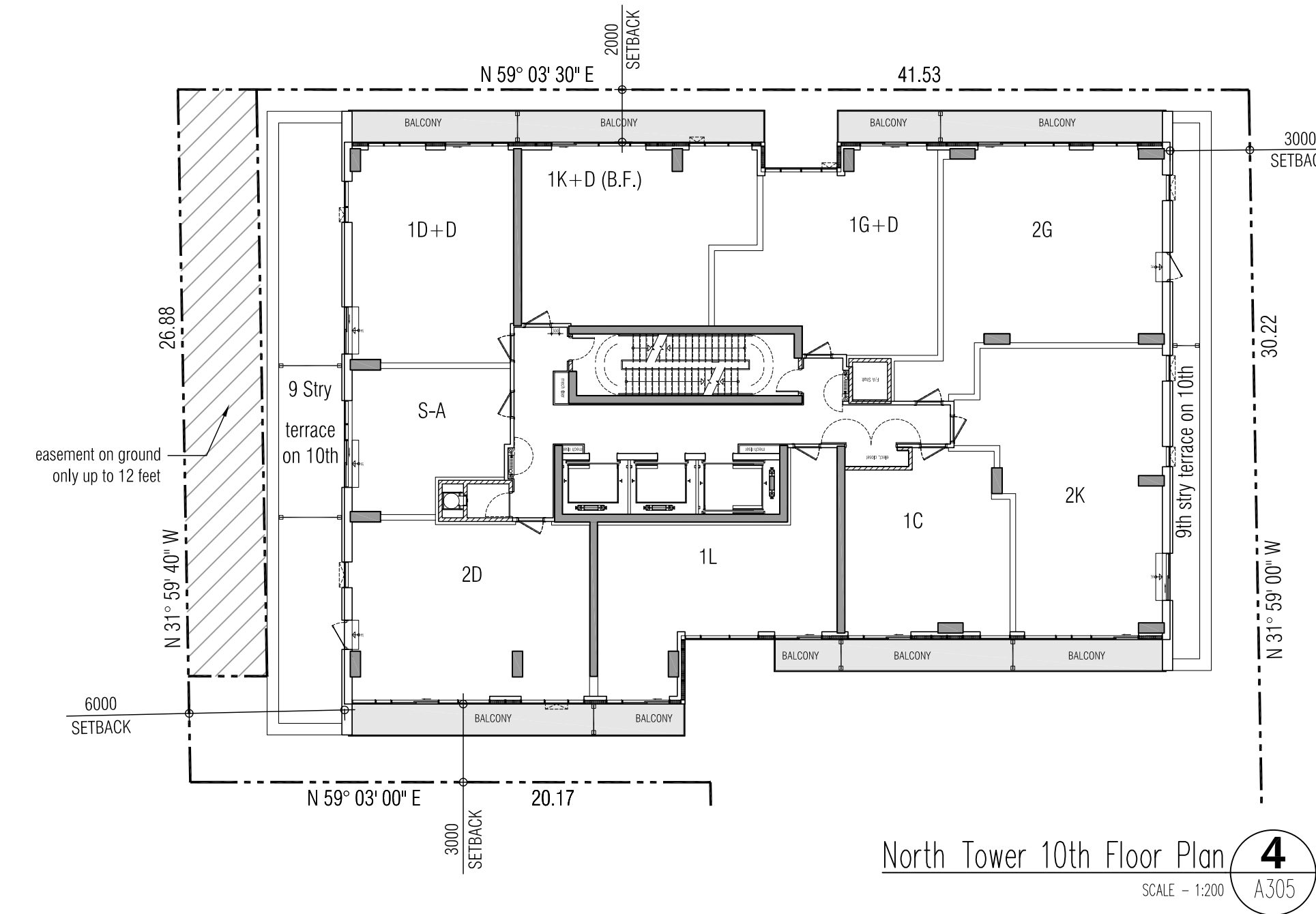
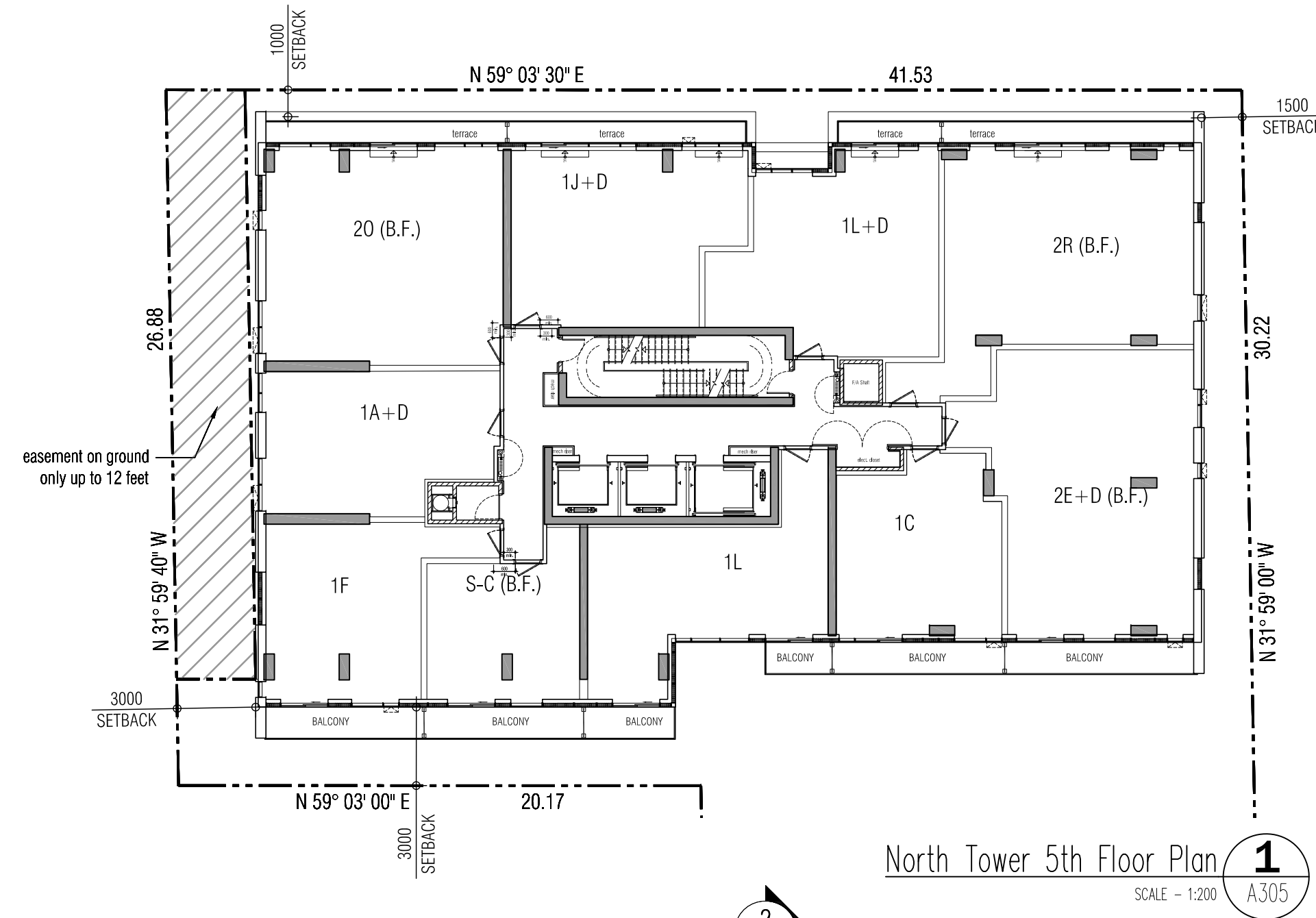
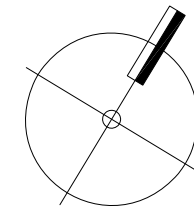
RICHCRAFT
Group of Companies

Project Architect: E. Corazza
Assistant Designer: L. Wong
Drawn By: L. Wong/W. Chiu/J. Oh
Checked By: D. Biase
Plot Date: Mar. 12, 2021
Job #: 1353.16

SOUTH TOWER FLOOR PLANS

1:200 A304

TITLEBLOCK SIZE: 610 x 950



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PROPOSED MIXED USE DEVELOPMENT

176 Nepean & 293-307 Lisgar

RICH CRAFT
Group of Companies

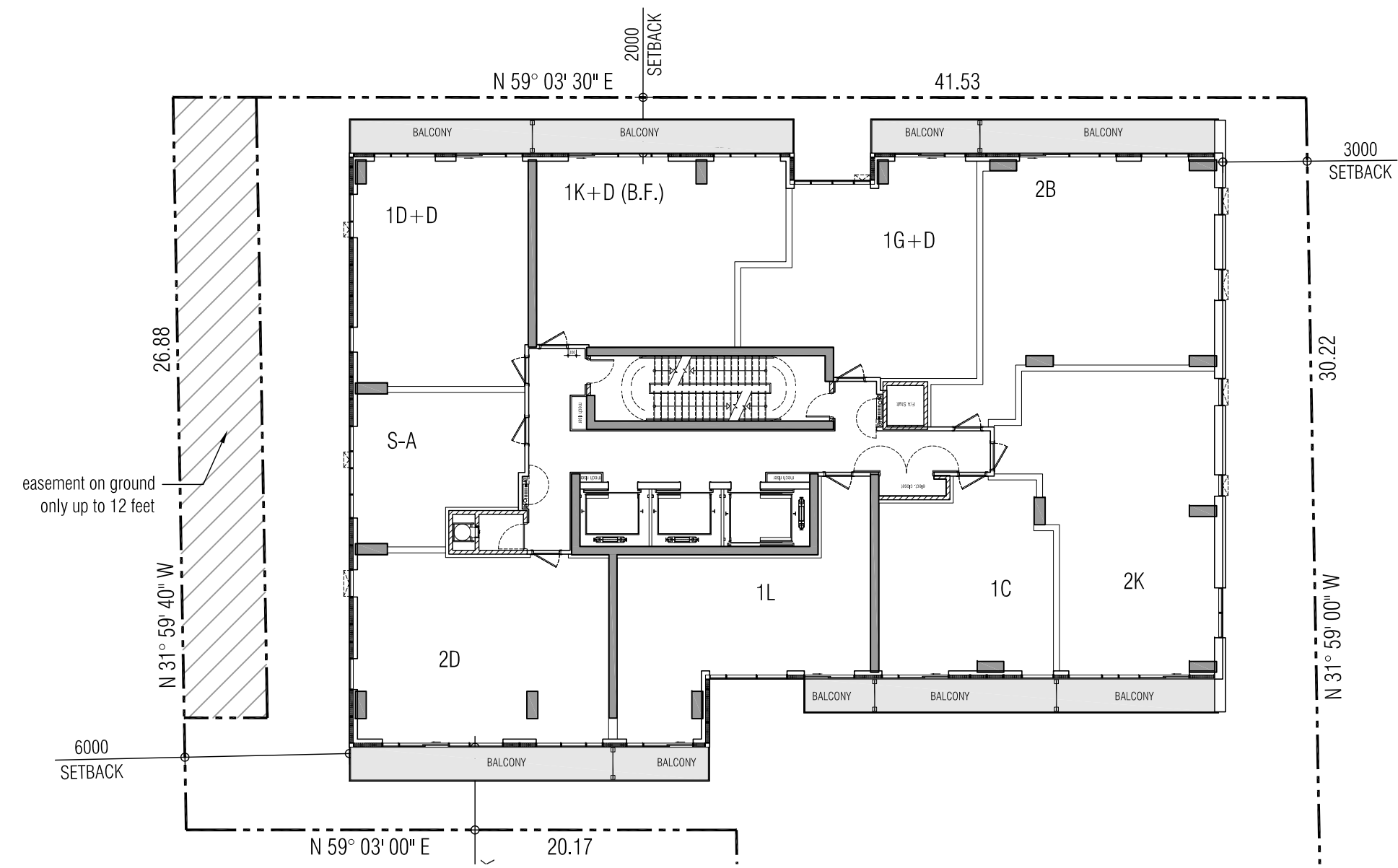
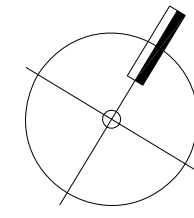
Project Architect: E. Corazza
Assistant Designer: L. Wong
Drawn By: L. Wong/W. Chiu/J. Oh
Checked By: D. Biose
Plot Date: Mar. 12, 2021
Job #: 1353.16

NORTH TOWER FLOOR PLANS

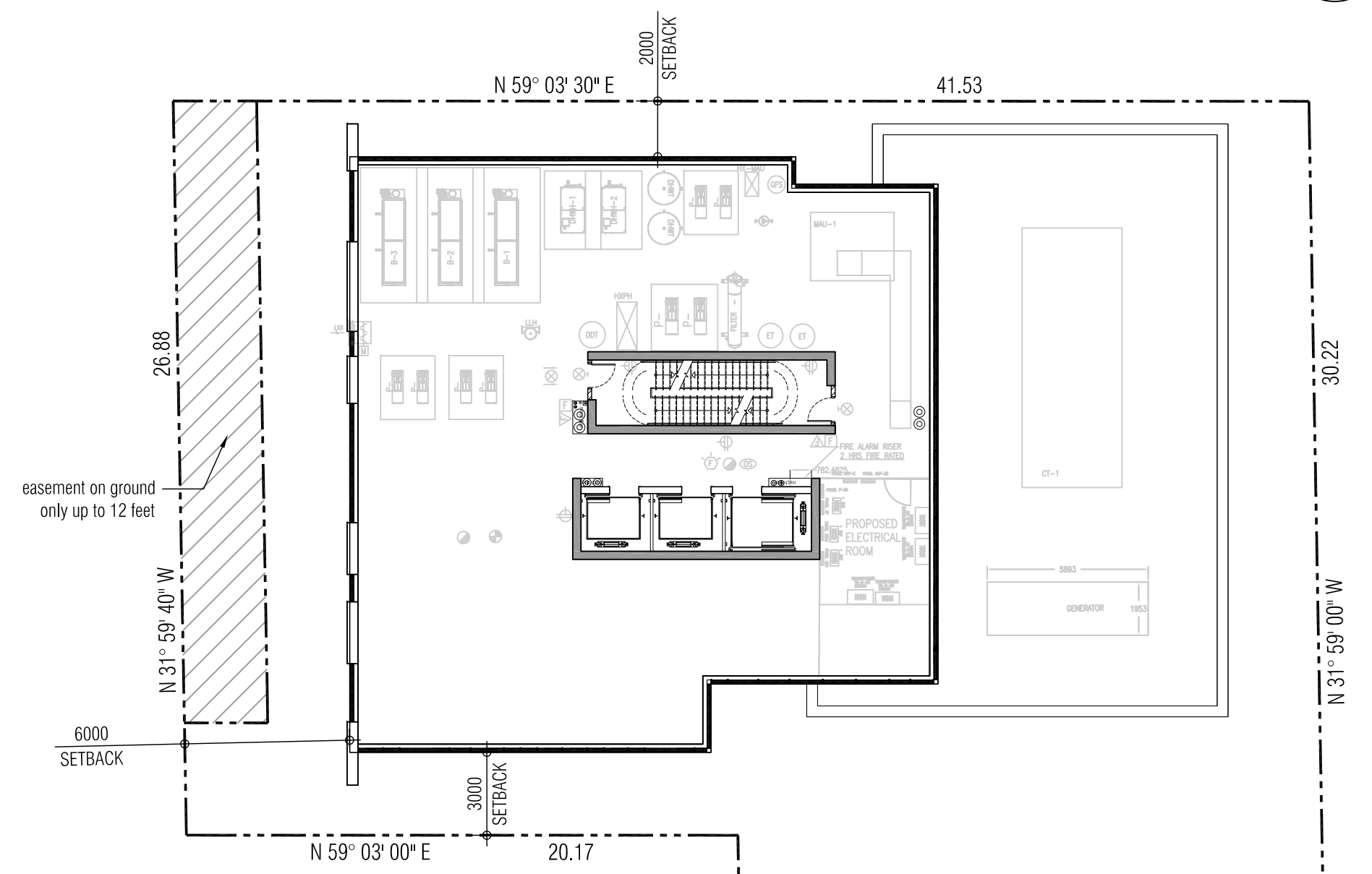
1:200 A305

TITLEBLOCK SIZE: 610 x 950

PROJECT NORTH



North Tower 15th, 21st Floor Plan **1**
SCALE = 1:200 A306



North Tower Mechanical Plan **2**
SCALE = 1:200 A306

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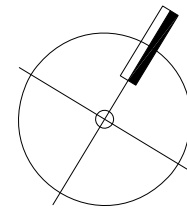
Project Architect: E. Corazza
Assistant Designer: L. Wong
Drawn By: L. Wong/W. Chiu/J. Oh
Checked By: D. Biase
Plot Date: Mar. 12, 2021
Job #: 1353.16

**NORTH TOWER
FLOOR PLANS**

1:200 A306

TITLEBLOCK SIZE: 610 x 950

PROJECT NORTH



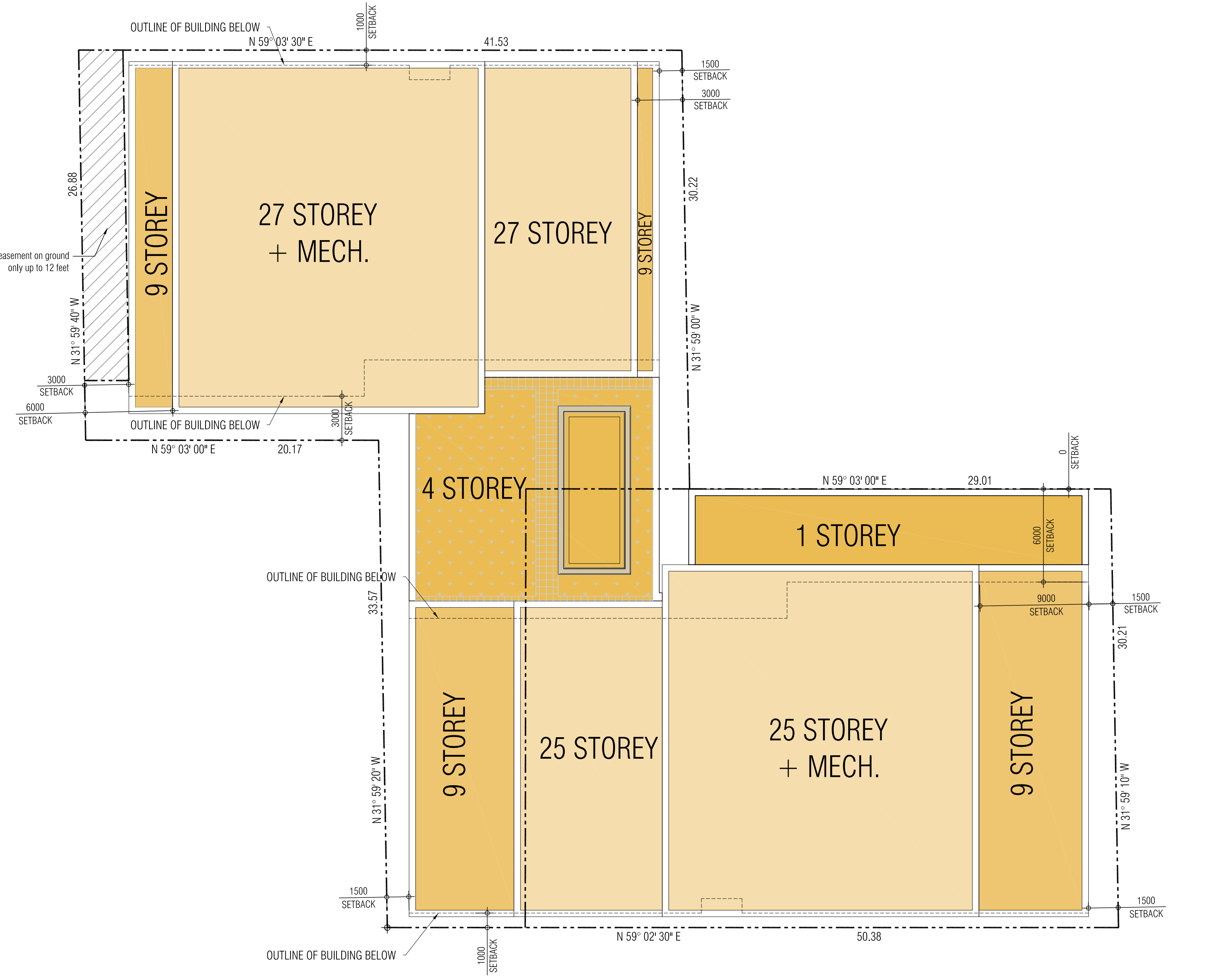
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approximate centerline asphalt roadw.



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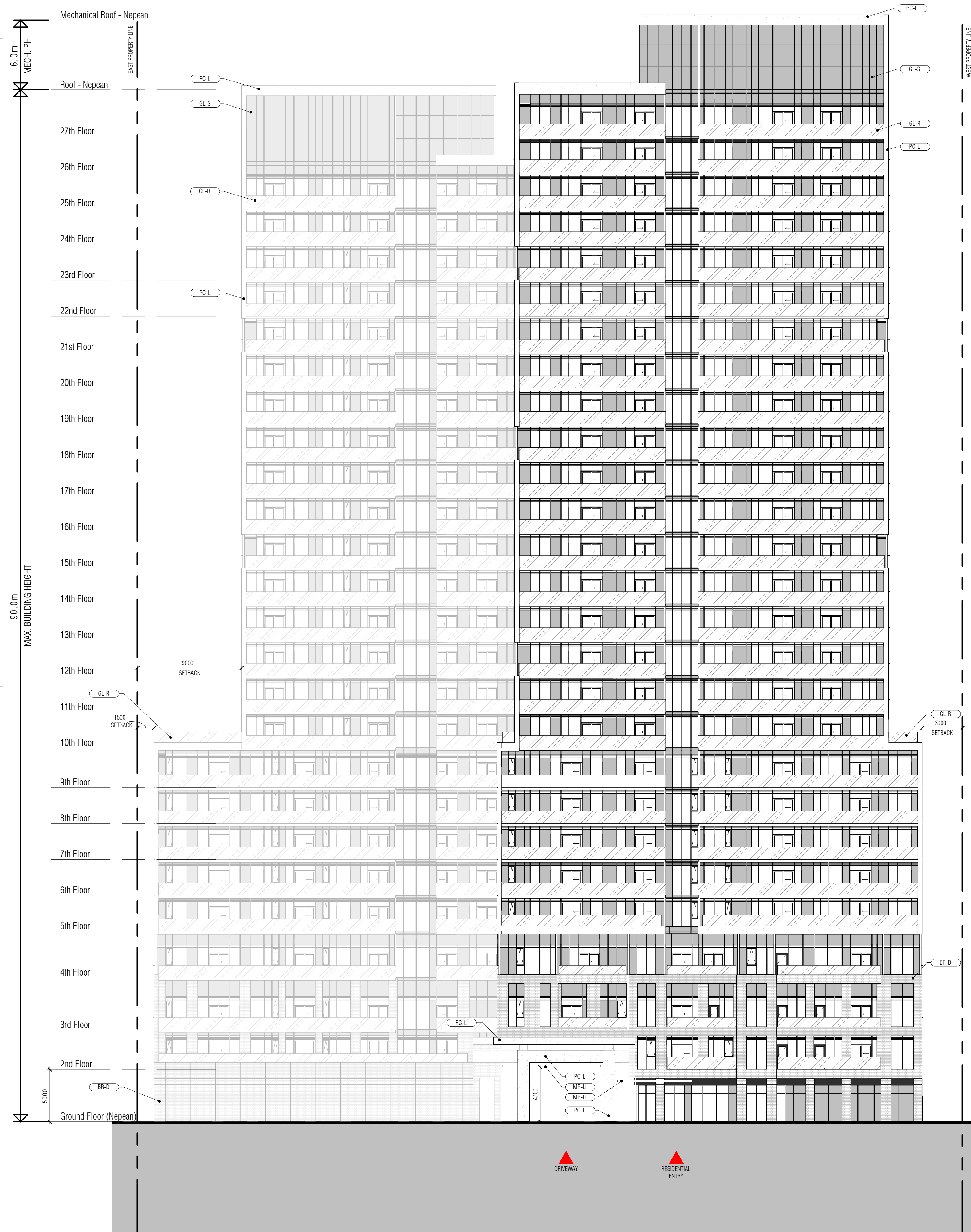
Proposed Mixed Use Development for 176 Nepean & 293-307 Lisgar. Richcraft Group of Companies logo and 'OTTAWA ONTARIO' text.

Project Architect: E. Corazza
Assistant Designer: L. Wong
Drawn By: L. Wong/W. Chiu/J. Oh
Checked By: D. Biase
Plot Date: Mar. 12, 2021
Job #: 1353.16

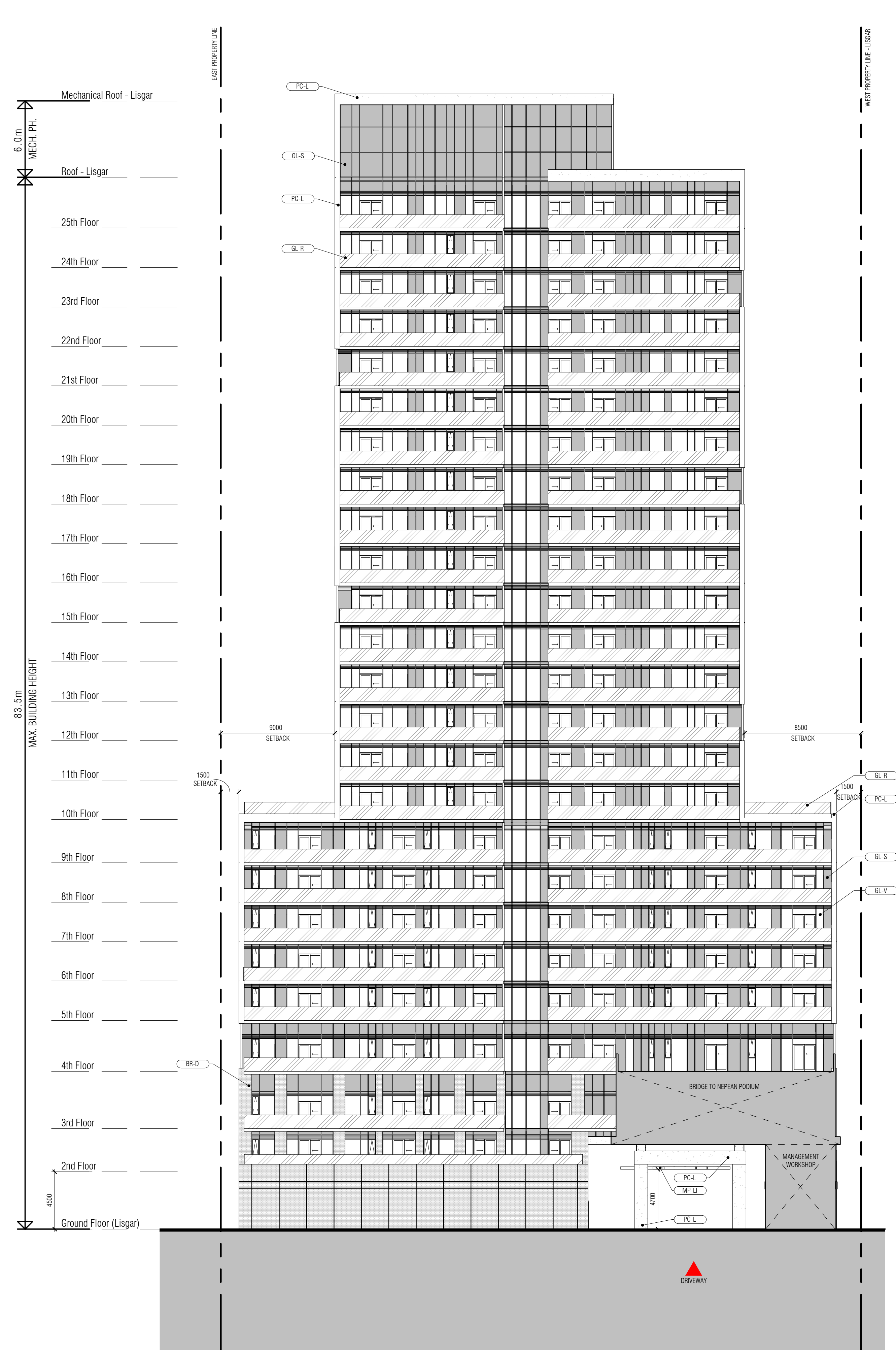
ROOF FLOOR PLAN

Scale 1:200 and Drawing Number A305

TITLEBLOCK SIZE: 610 x 950



1 North
A401 1:200



2 North - Lisgar Tower
A401 1:200

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	GLASS RAILING GLASS: GREY (TEMPERED) FRAME: BLACK
	SPANDREL GLASS GLASS: GREY FRAME: BLACK
	LIGHT COLOURED EXTERIOR FACE COLOUR: LIGHT
	BRICK - DARK COLOUR: DARK
	METAL PANEL - LIGHT COLOUR: DARK
	METAL PANEL - BLACK COLOUR: BLACK

NOTE: IF EXACT SPECIFIED COLOUR IS NOT AVAILABLE, ATTEMPT COLOUR MATCH AND SUBMIT ALTERNATIVE SAMPLES FOR ARCHITECT'S APPROVAL

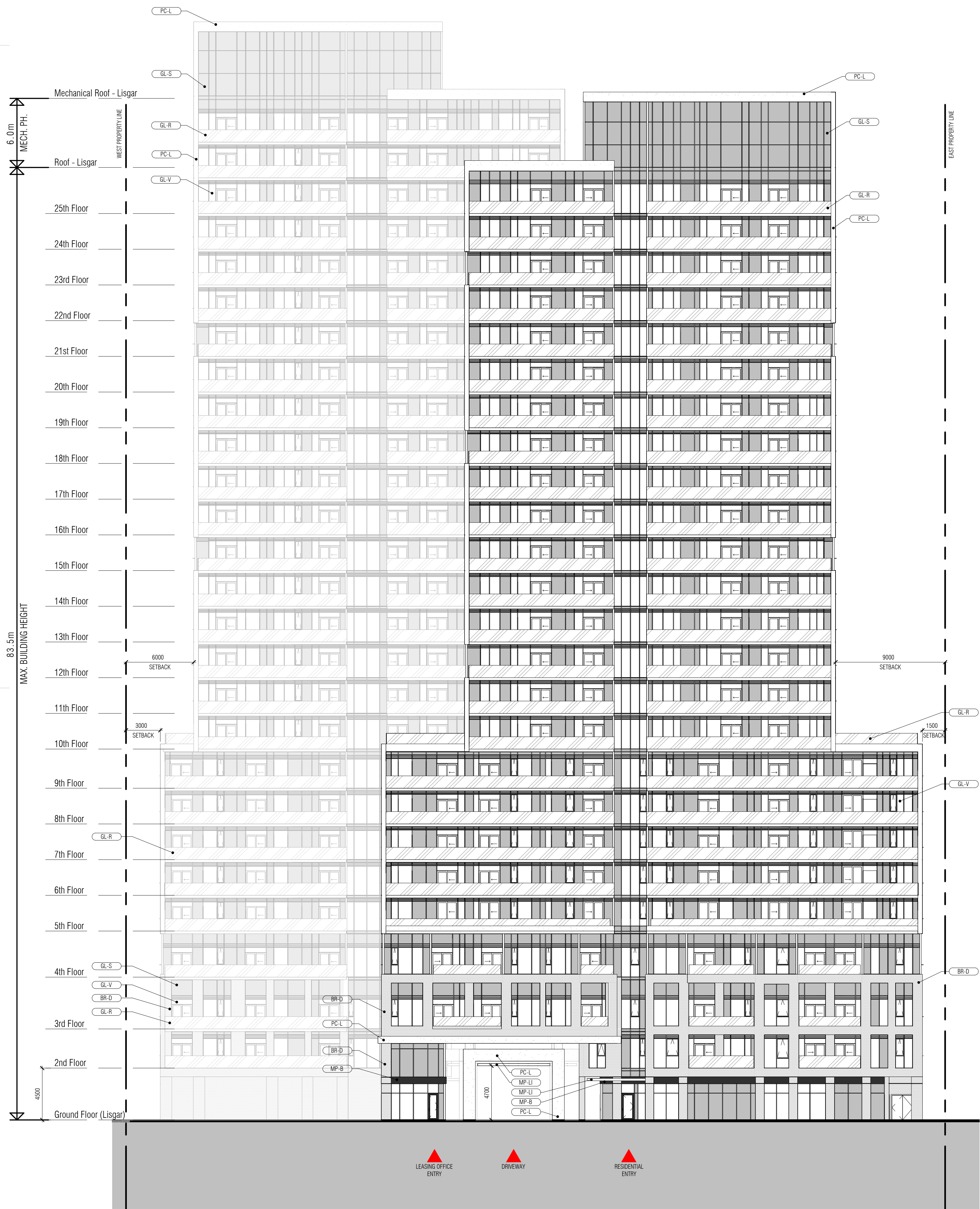
PROPOSED MIXED USE DEVELOPMENT
176 Nepean & 293-307 Lisgar

RICH CRAFT
Group of Companies
OTTAWA ONTARIO

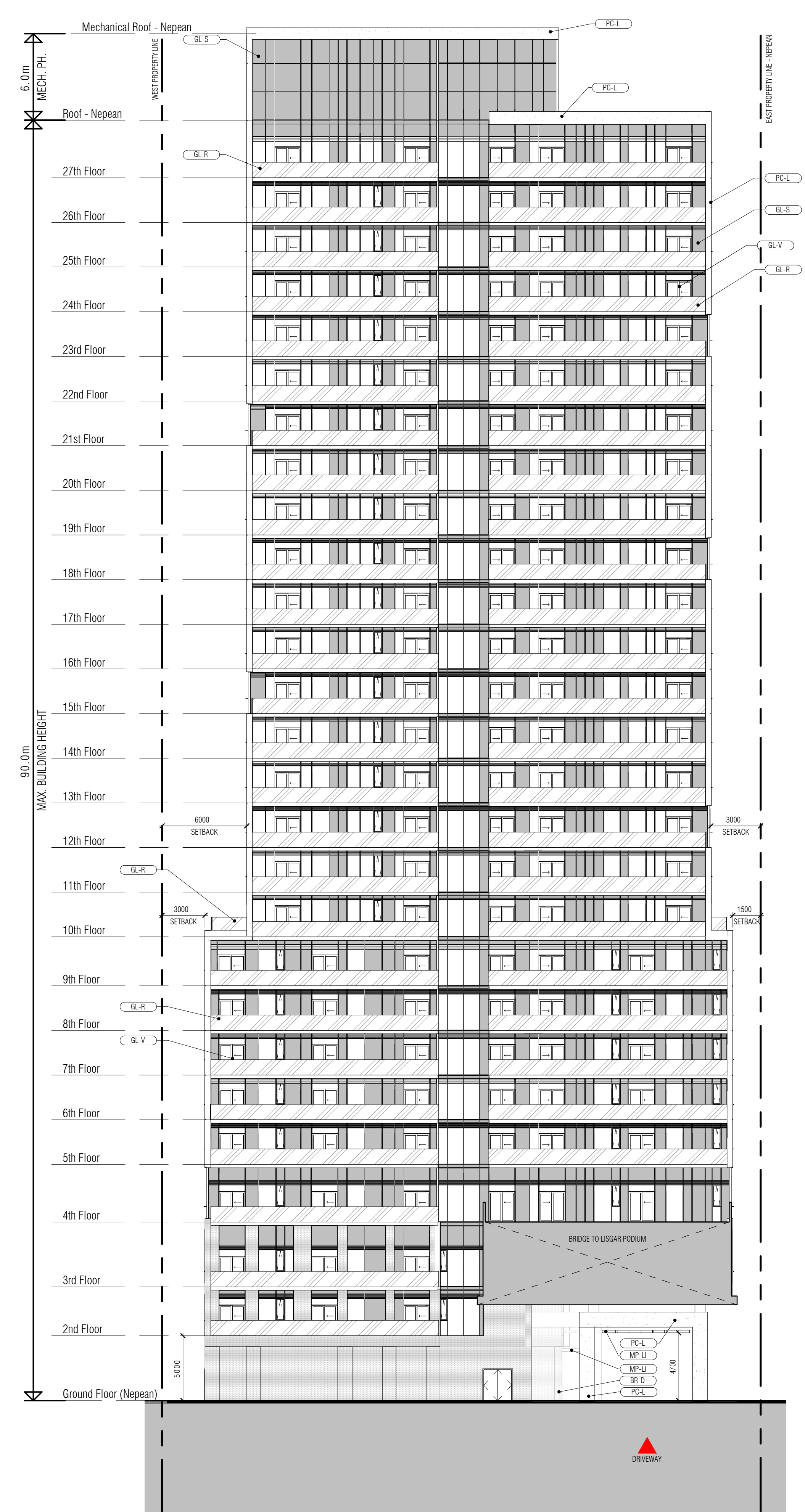
Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: W. CHIU/J. OH
Checked By: D. BIASE
Plot Date: MAR. 12. 2021
Job #: 1353.16

**ELEVATIONS
NORTH**

As indicated **A401**



1 South
A402 1:200



2 South - Nepean Tower
A402 1:200

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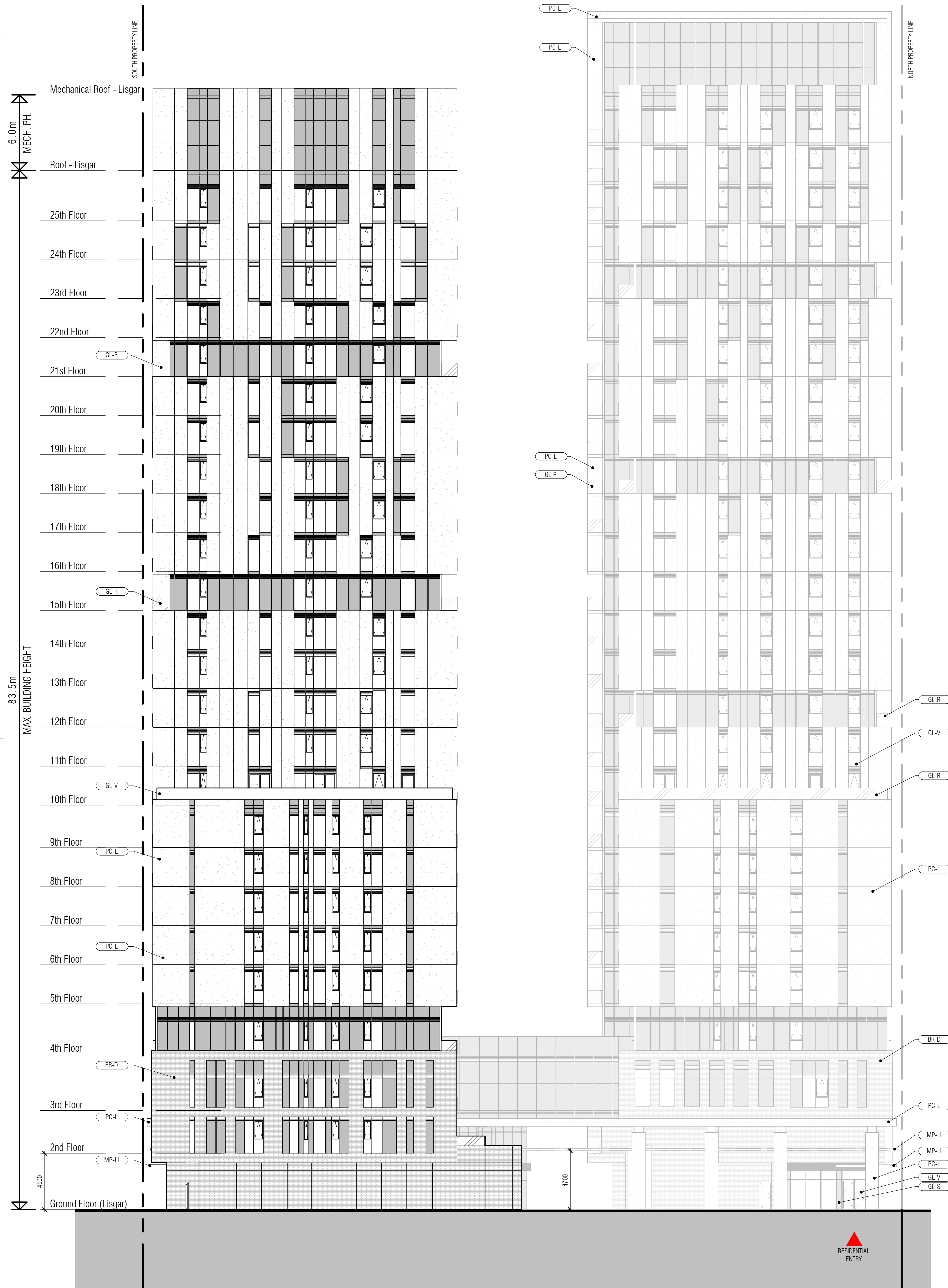
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Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT
176 Nepean & 293-307 Lisgar

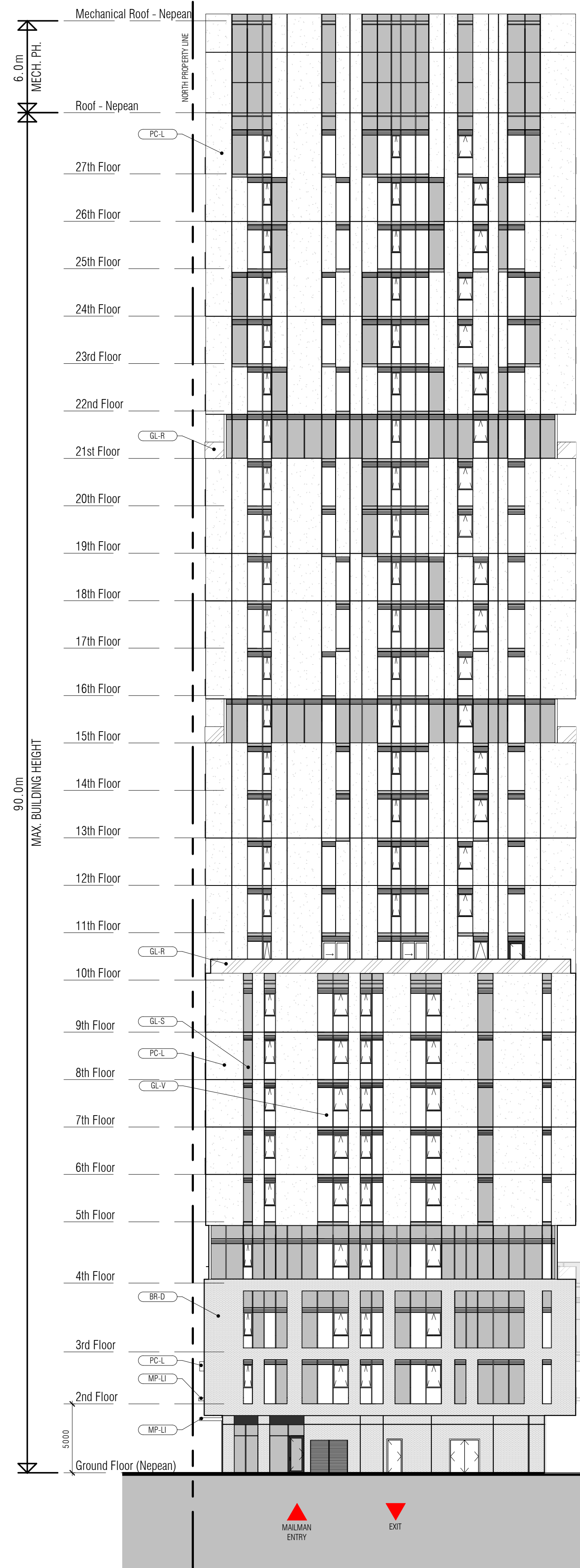
RICHCRAFT
Group of Companies

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: W. CHIU/J. OH
Checked By: D. BIASE
Plot Date: MAR. 12. 2021
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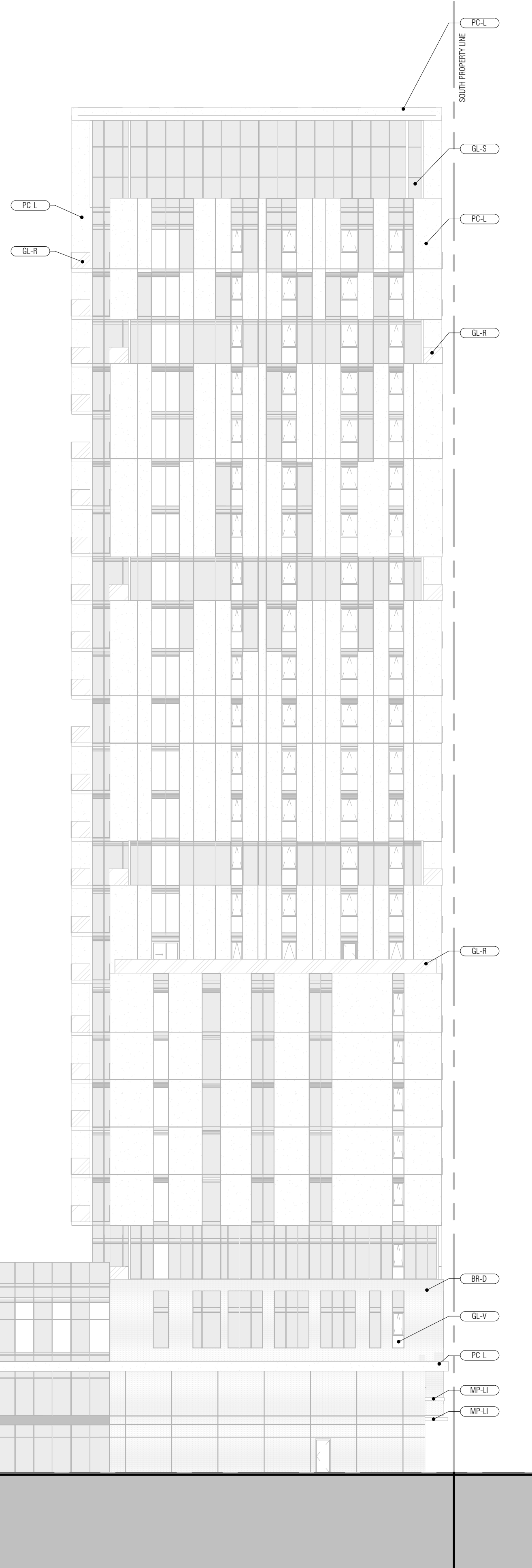
Elevations South
As indicated A402



1 East
A403 1:200



2 West
A403 1:200



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PROPOSED MIXED USE DEVELOPMENT
176 Nepean & 293-307 Lisgar
RICH CRAFT Group of Companies
OTTAWA ONTARIO
Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: W. CHIU/J. OH
Checked By: D. BIASE
Plot Date: MAR. 12. 2021
Job #: 1353.16

ELEVATIONS EAST-WEST

As indicated **A403**

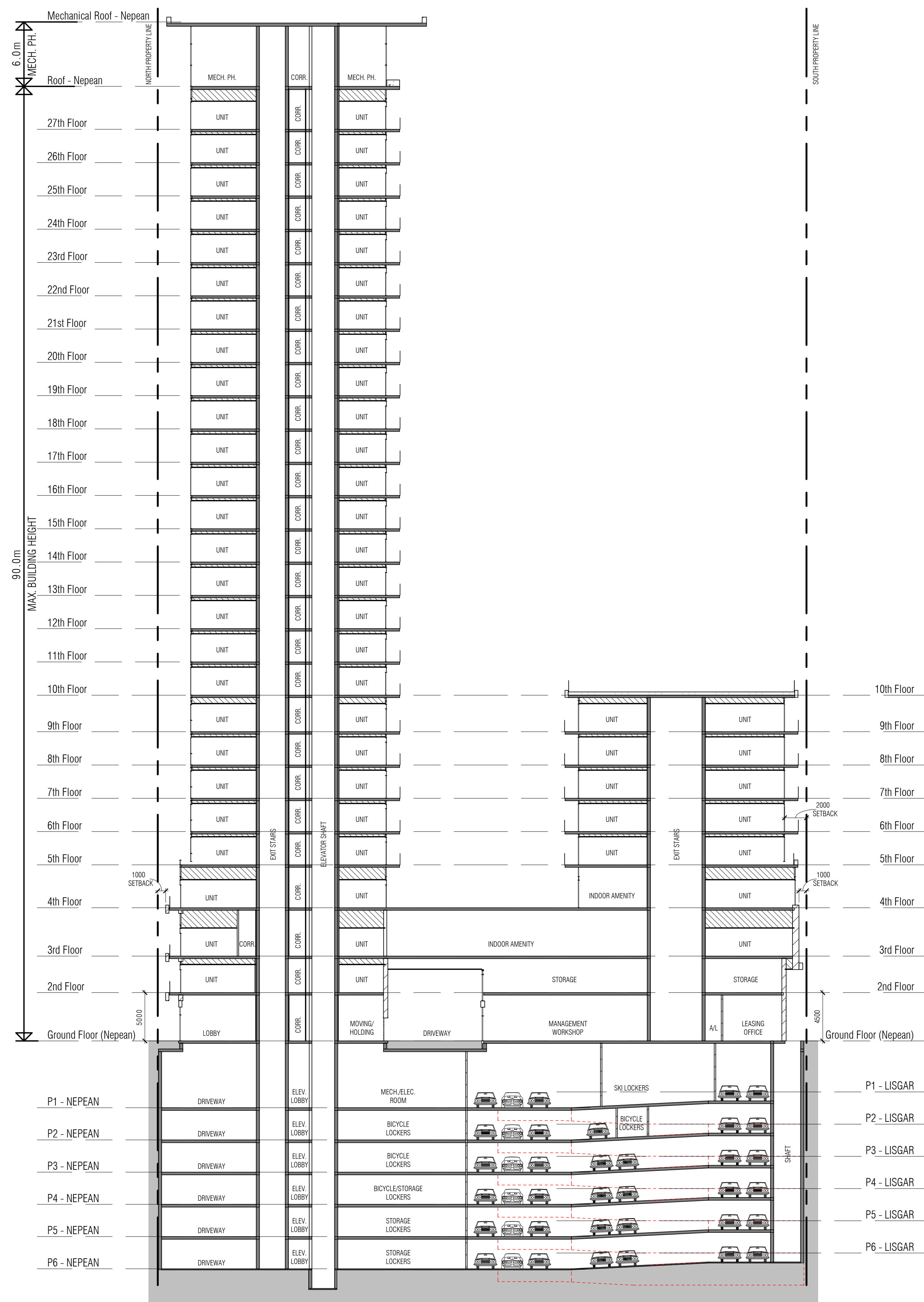
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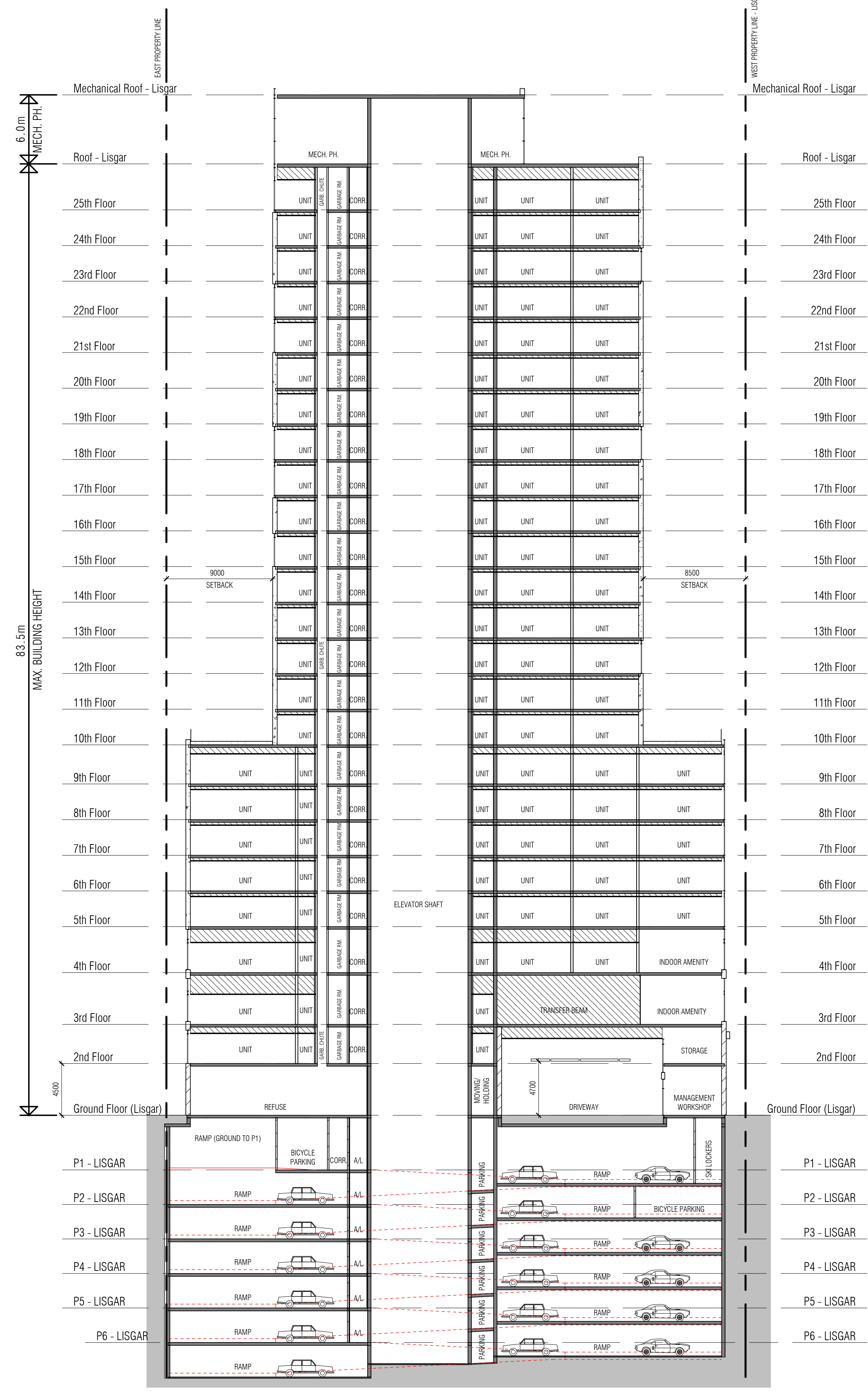
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NORTH-SOUTH SECTION - NEPEAN TOWER & LISGAR PODIUM



EAST-WEST SECTION - LISGAR TOWER

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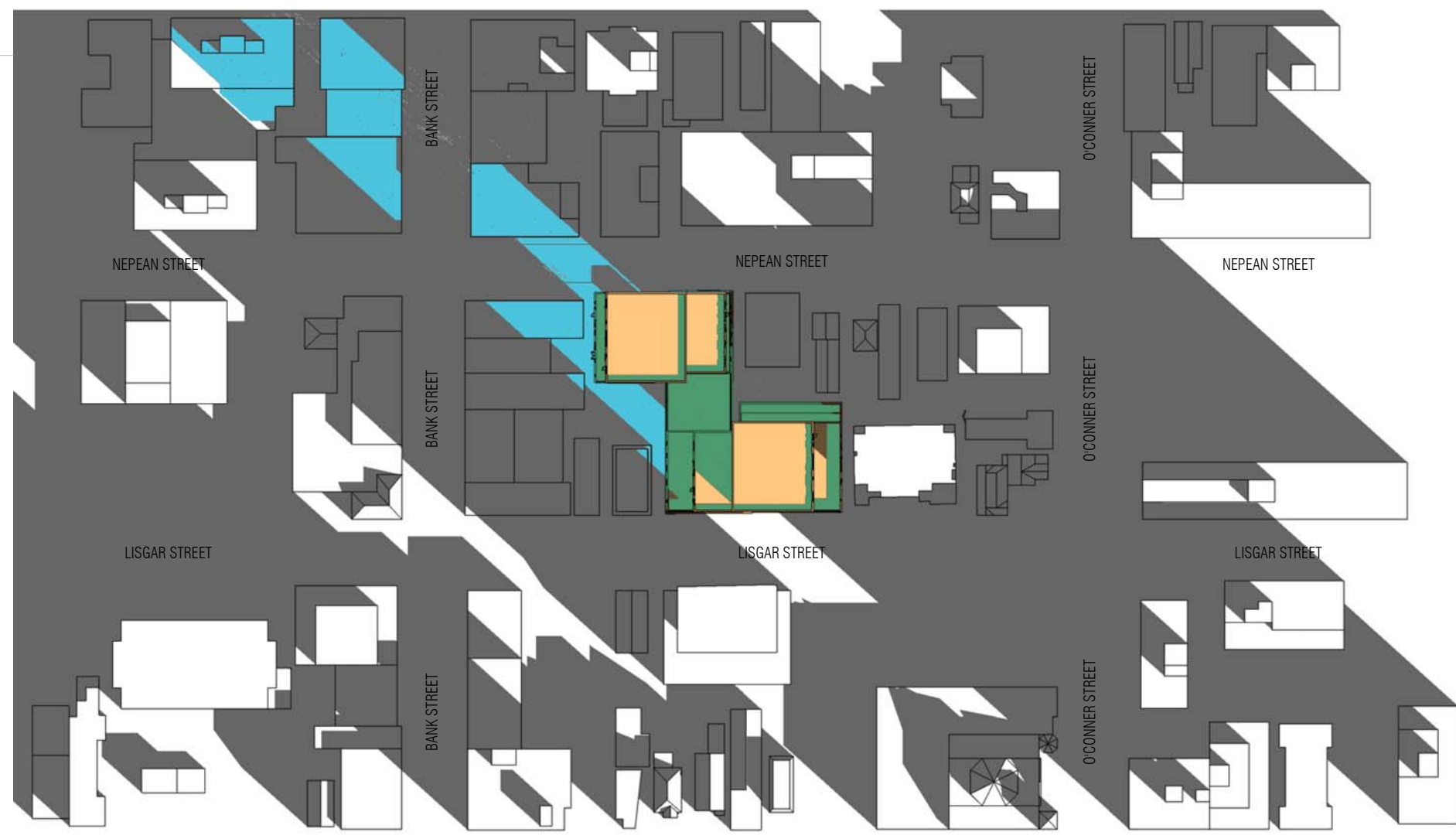
OTTAWA **RICH CRAFT** Group of Companies ONTARIO

Project Architect: E. CORAZZA
 Assistant Designer: L. WONG
 Drawn By: J. OH/W. CHIU
 Checked By: D. BIAZE
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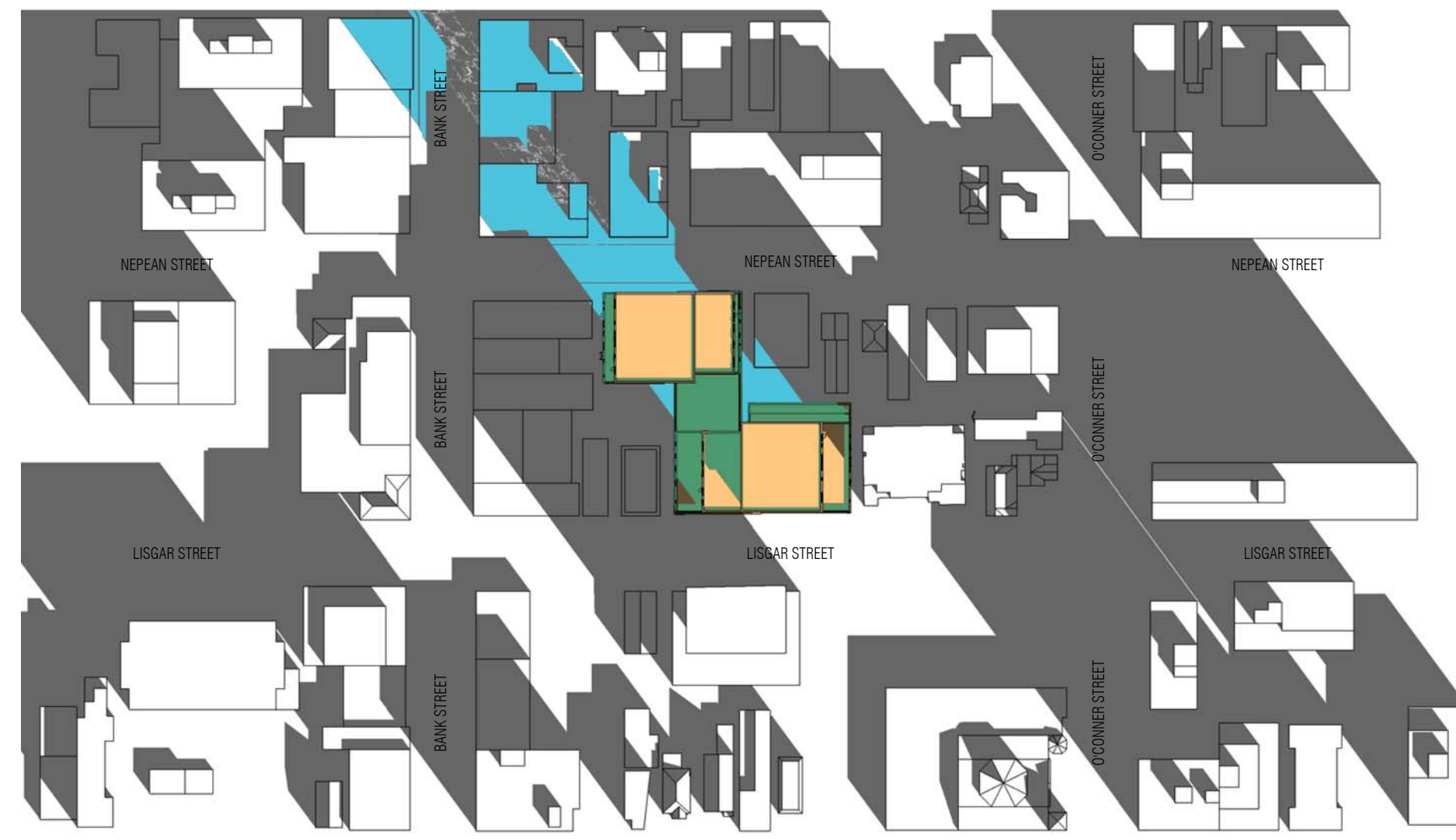
SECTIONS

1 : 250 A501

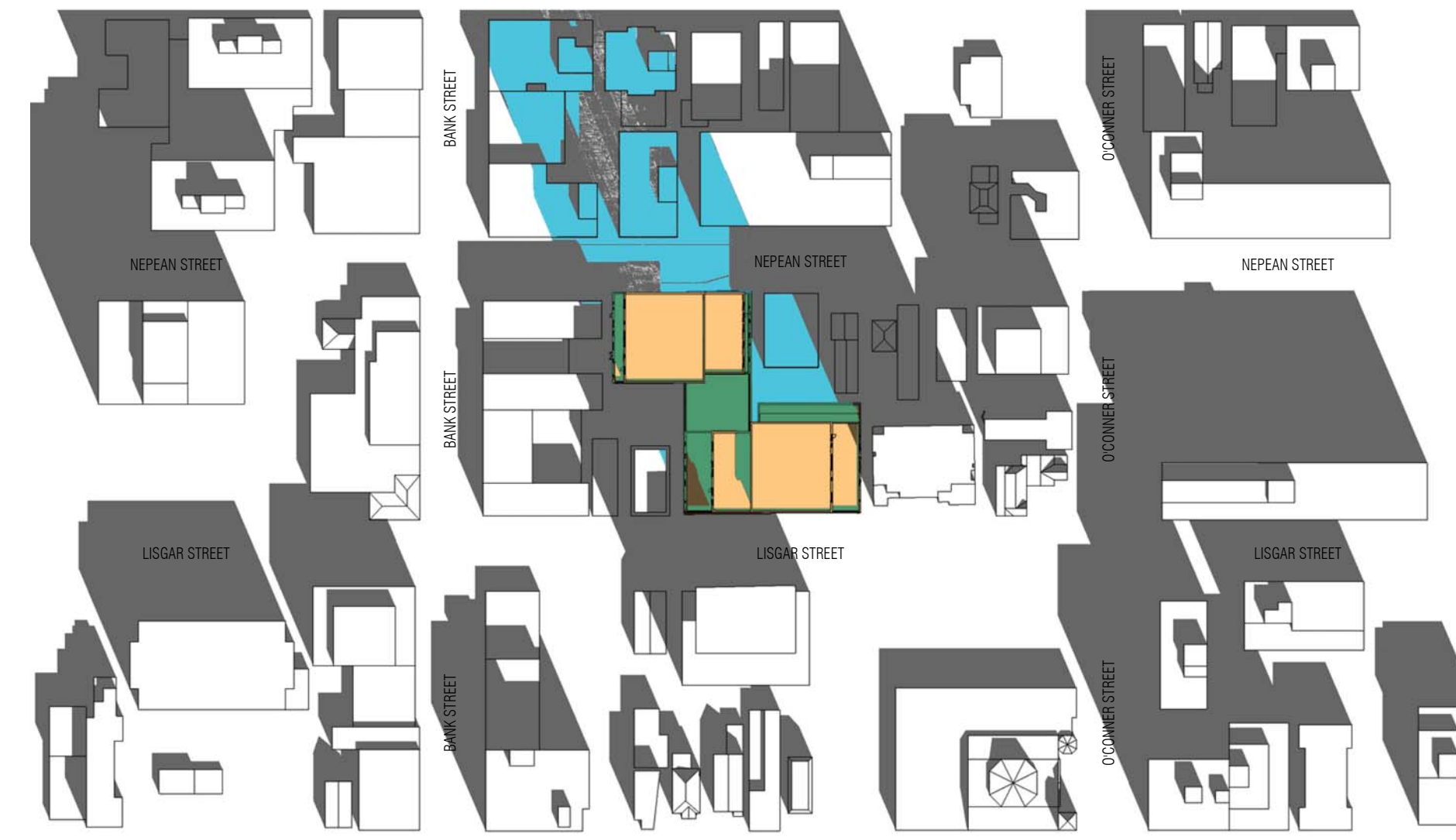
TITLEBLOCK SIZE: 610 x 950



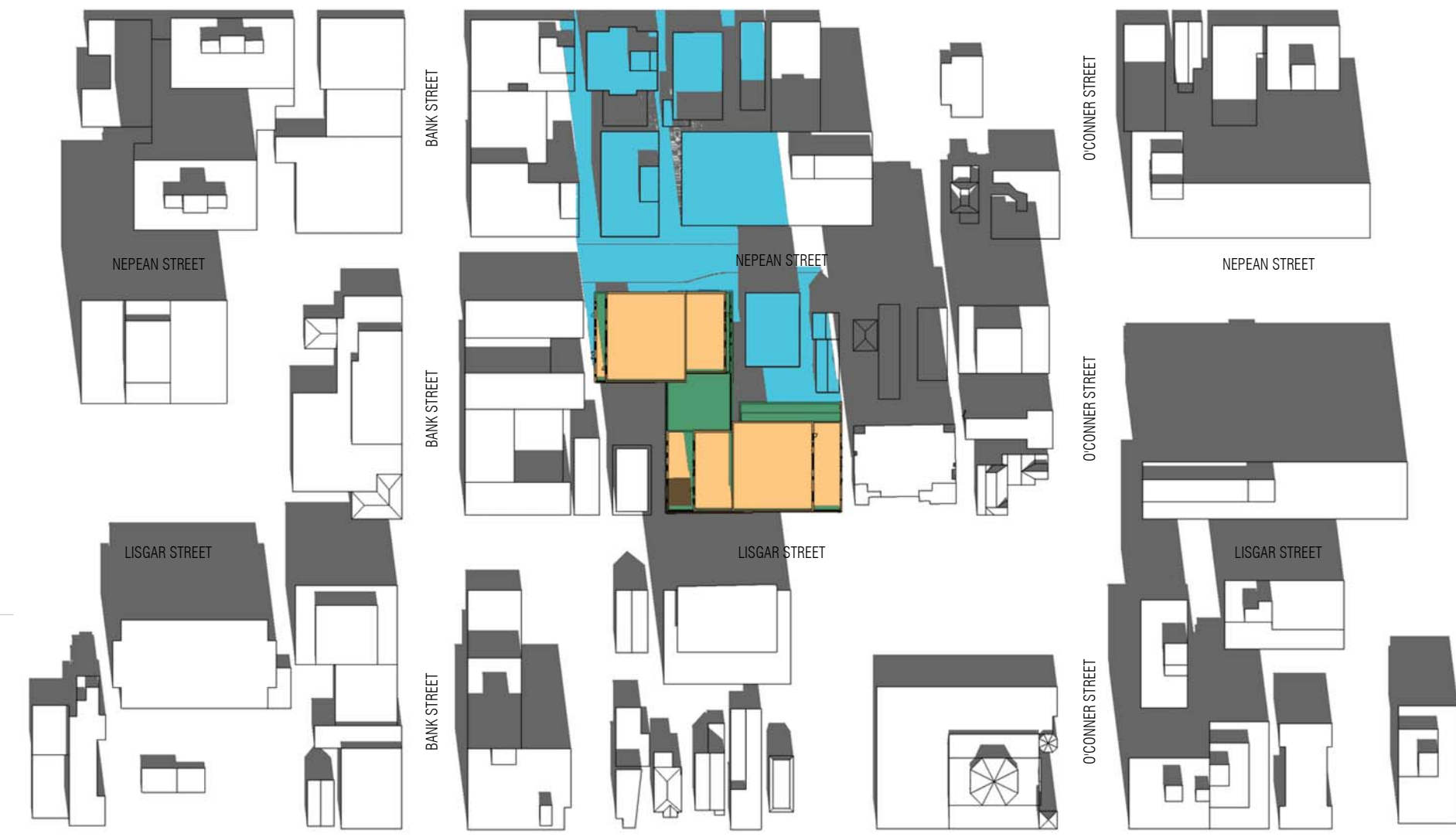
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SEPTEMBER/MARCH 21, 2020 - 9:00 a.m.



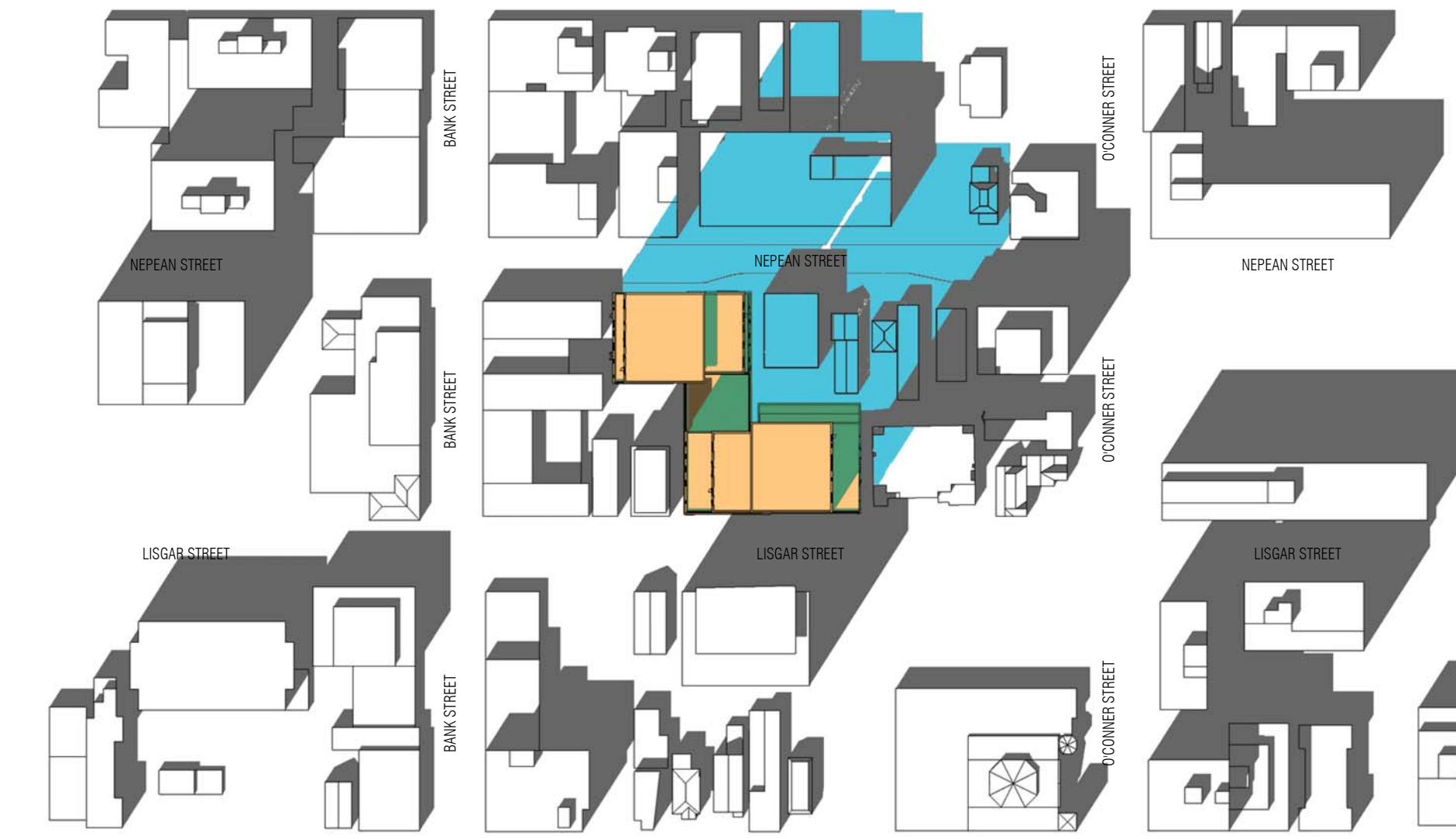
SEPTEMBER/MARCH 21, 2020 - 10:00 a.m.



SEPTEMBER/MARCH 21, 2020 - 11:00 a.m.



SEPTEMBER/MARCH 21, 2020 - 12:00 p.m.



SEPTEMBER/MARCH 21, 2020 - 1:00 p.m.

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 ENZO M. COZZA
 LICENCE 4702

1320 Shawan Drive, Suite 100 Mississauga Ontario L4W 1C3
 Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

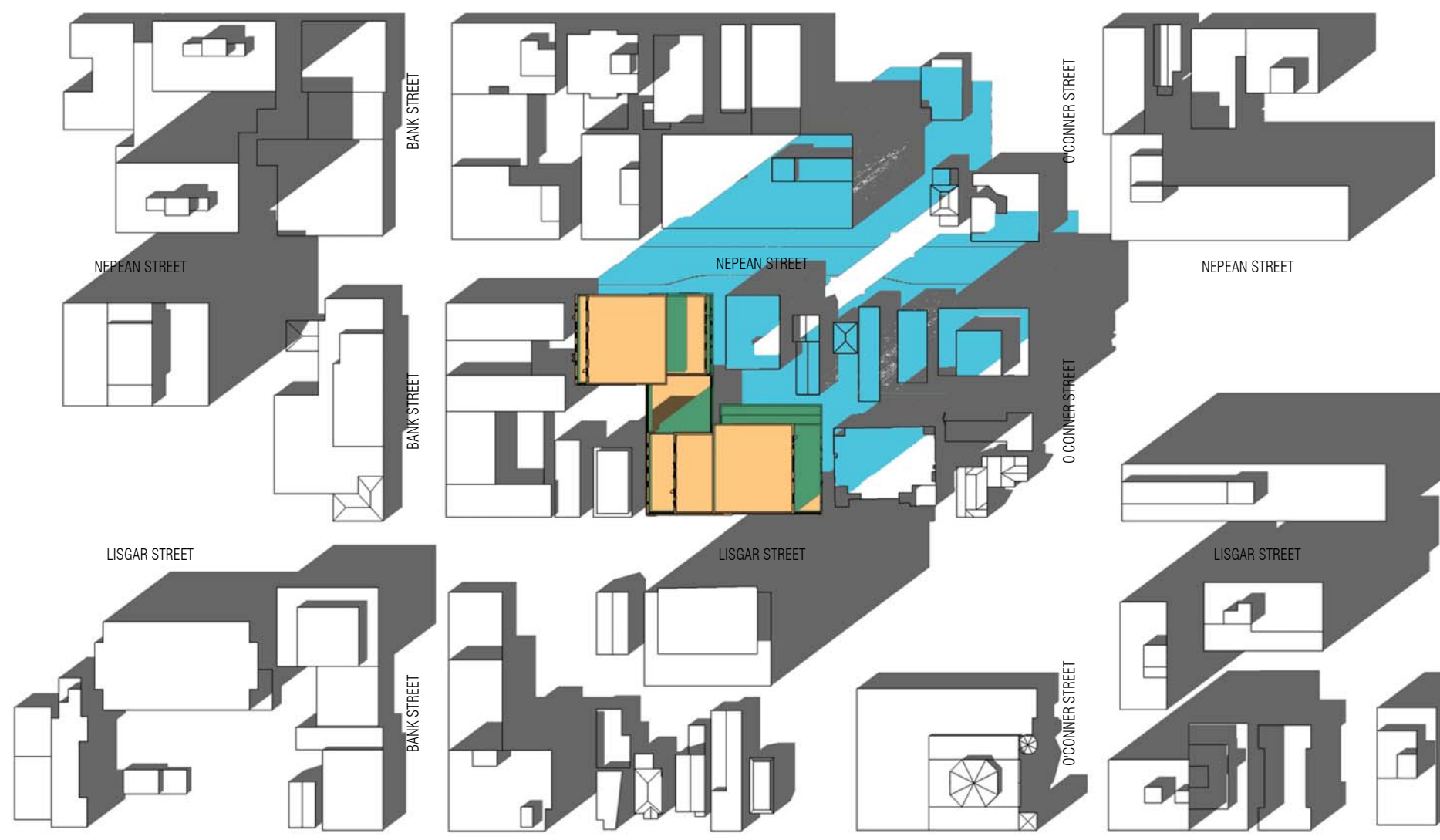
PROPOSED MIXED USE DEVELOPMENT

176 Nepean & 293-307 Lisgar

OTTAWA ONTARIO

Project Architect: E. CORAZZA
 Assistant Designer: L. WONG
 Drawn By: J. OH/W. CHIU
 Checked By: D. BIASE
 Plot Date: MAR. 12. 2021
 Job #: 1353.16

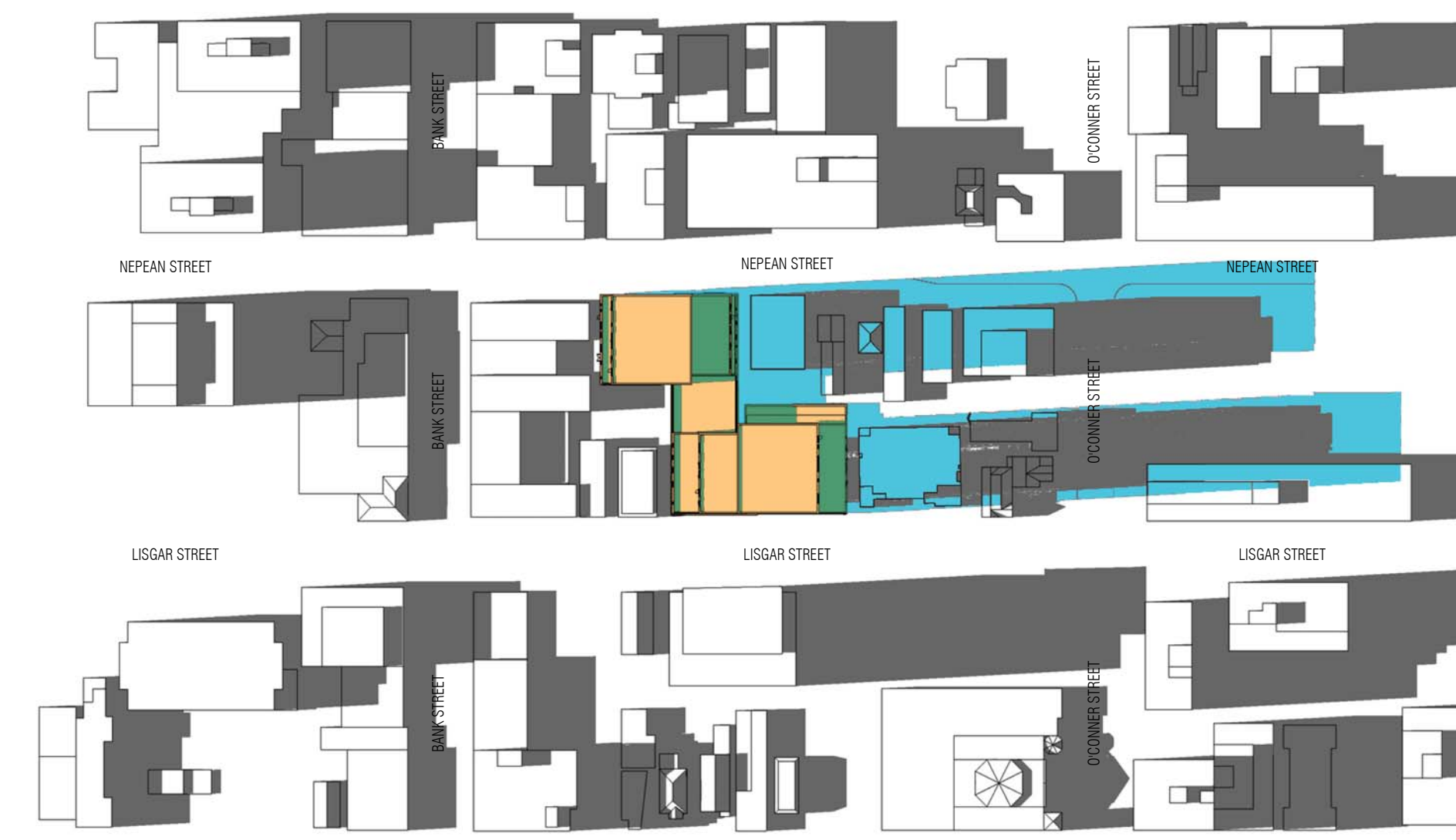
SHADOW STUDY
 SEPTEMBER/MARCH



SEPTEMBER/MARCH 21, 2020 - 2:00 p.m.



SEPTEMBER/MARCH 21, 2020 - 3:00 p.m.



SEPTEMBER/MARCH 21, 2020- 4:00 p.m.



SEPTEMBER/MARCH 21, 2020 - 5:00 p.m.



SEPTEMBER/MARCH 21, 2020 - 6:00 p.m.

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PROPOSED MIXED USE DEVELOPMENT

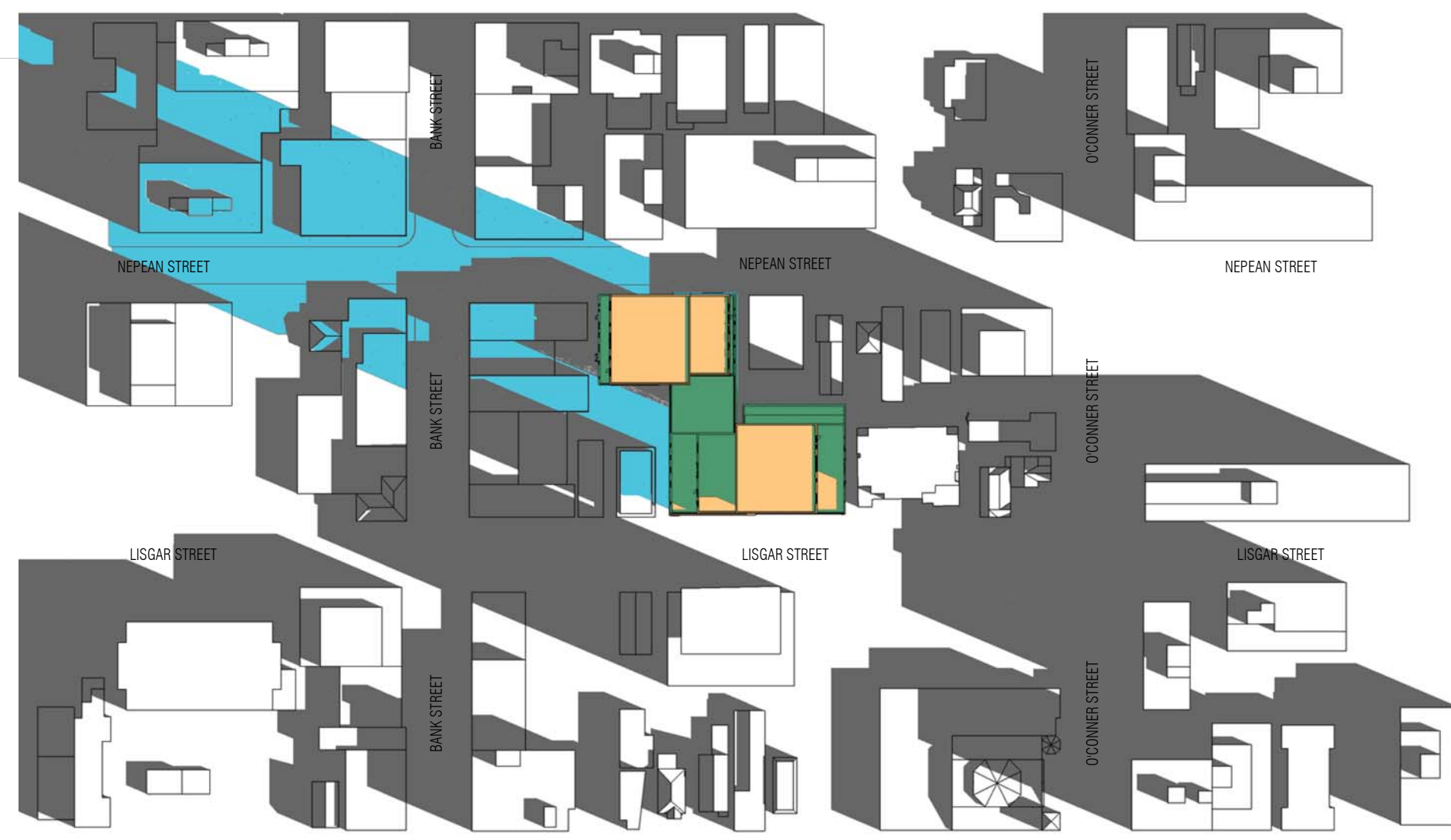
176 Nepean & 293-307 Lisgar

OTTAWA ONTARIO

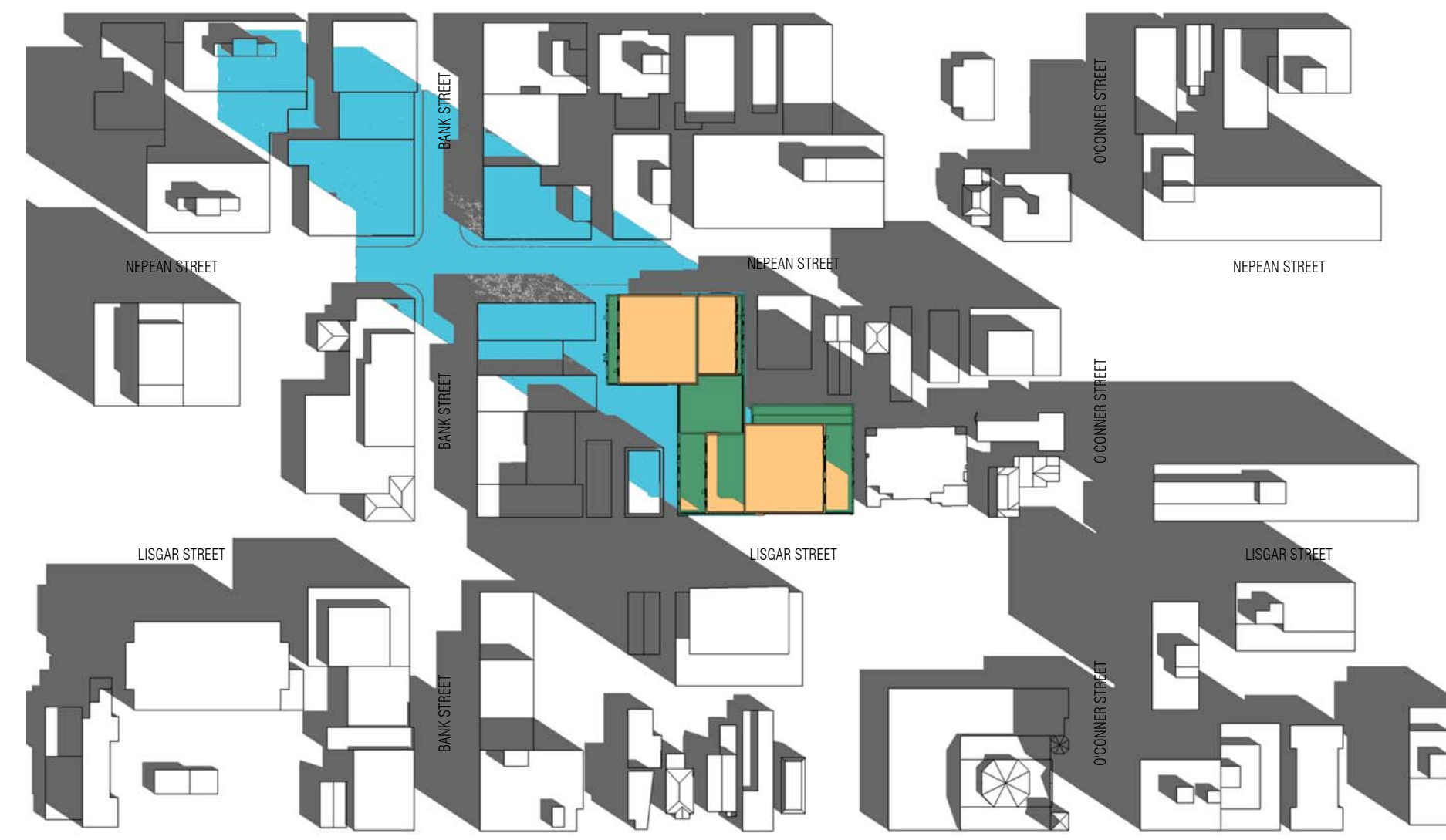
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SHADOW STUDY
 SEPTEMBER/MARCH

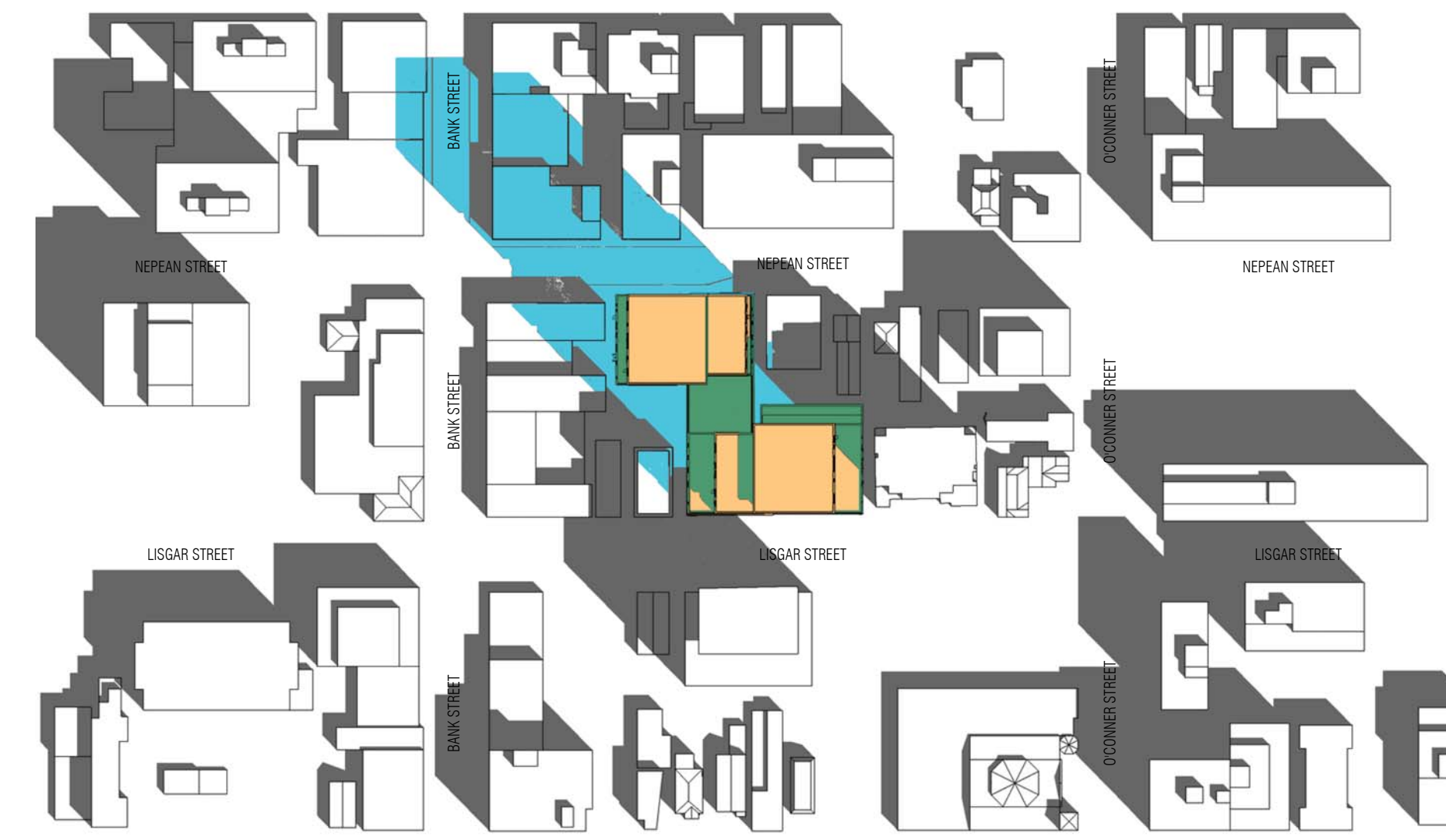
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JUNE 21, 2021 - 8:00 a.m.



JUNE 21, 2021 - 9:00 a.m.



JUNE 21, 2021 - 10:00 a.m.



JUNE 21, 2021 - 11:00 a.m.



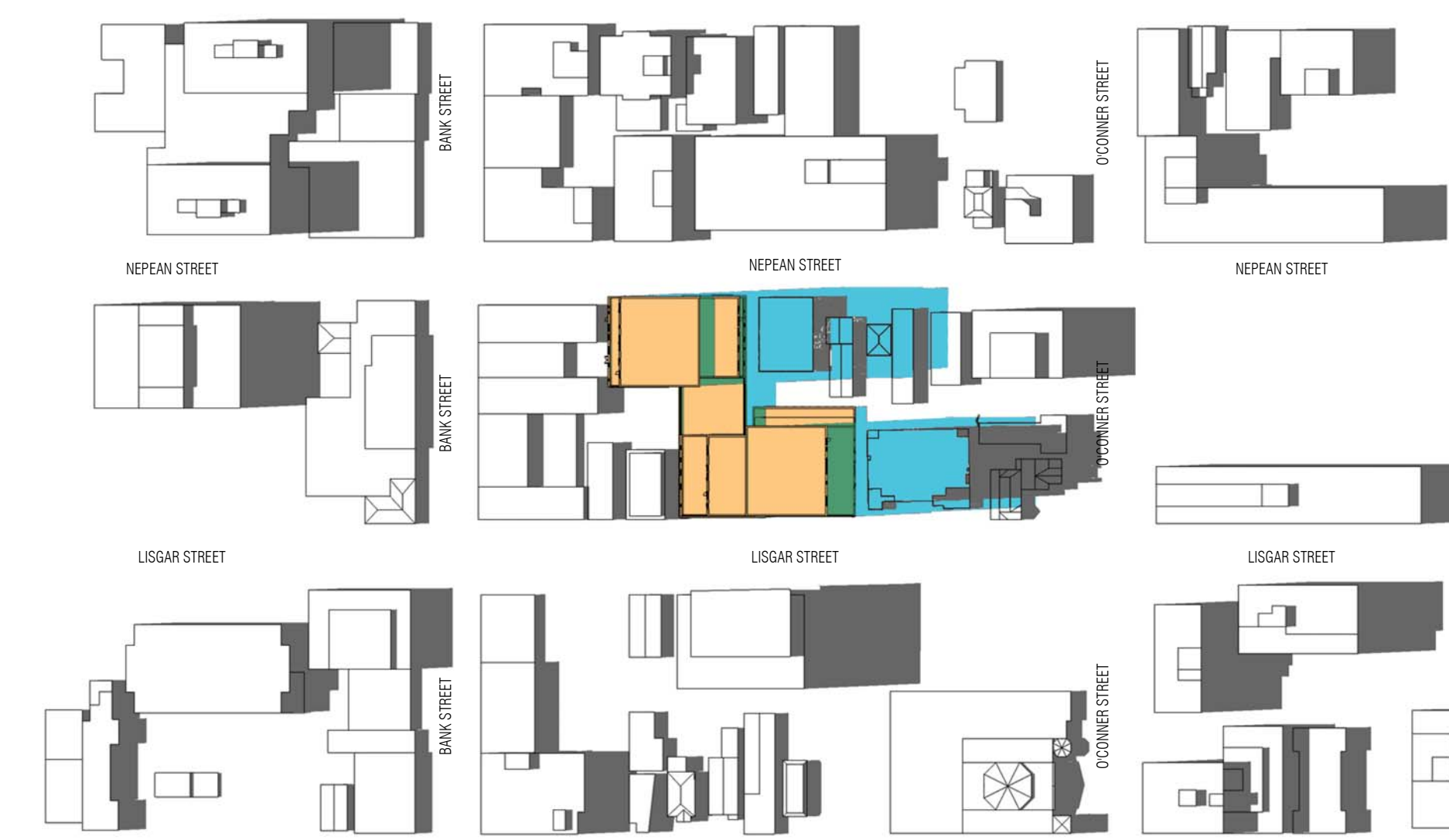
JUNE 21, 2021 - 12:00 p.m.



JUNE 21, 2021 - 1:00 p.m.



JUNE 21, 2021 - 2:00 p.m.



JUNE 21, 2021 - 3:00 p.m.



JUNE 21, 2021 - 4:00 p.m.

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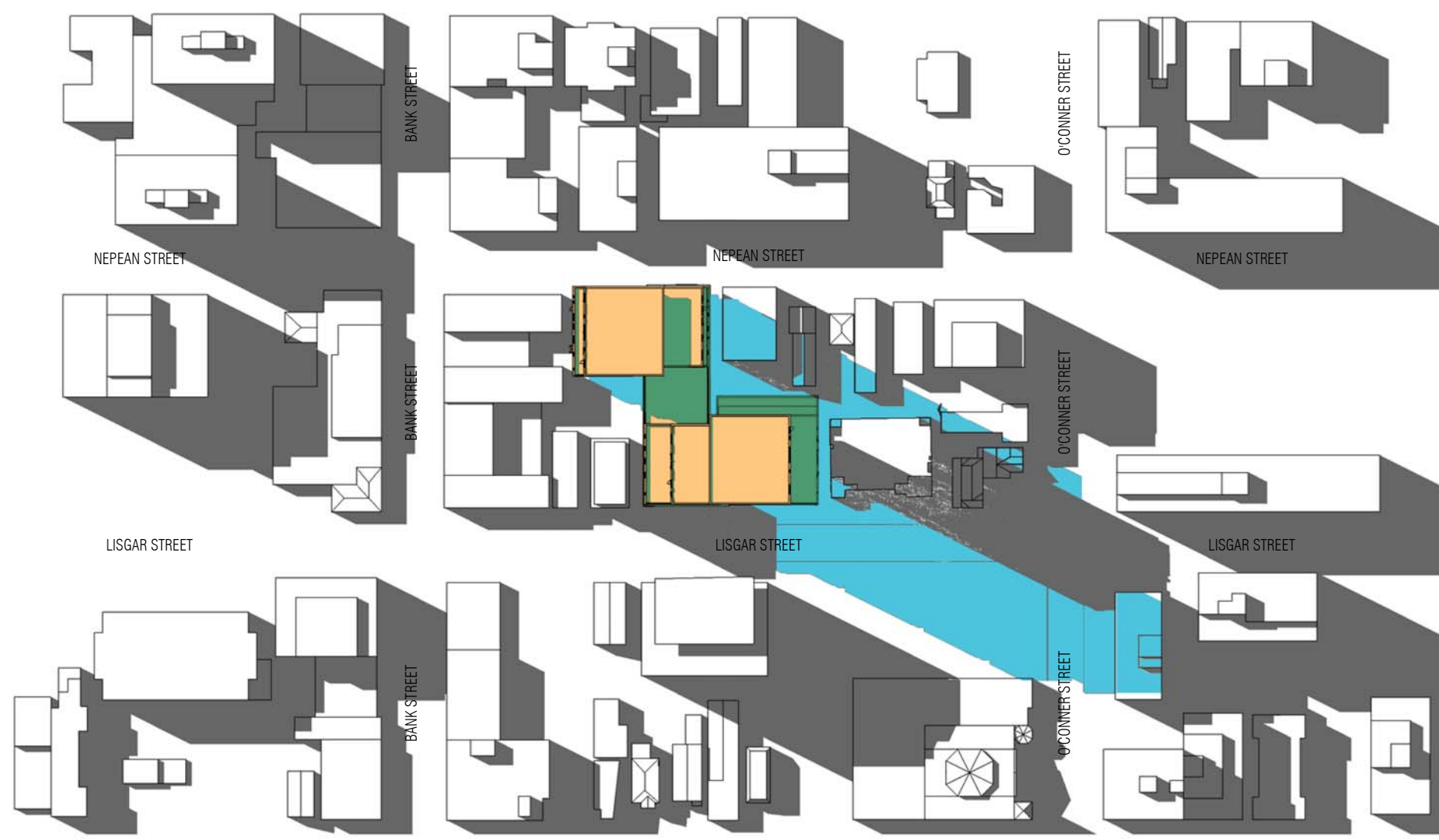
PROPOSED MIXED USE DEVELOPMENT
176 Nepean & 293-307 Lisgar

RICH CRAFT
 Group of Companies

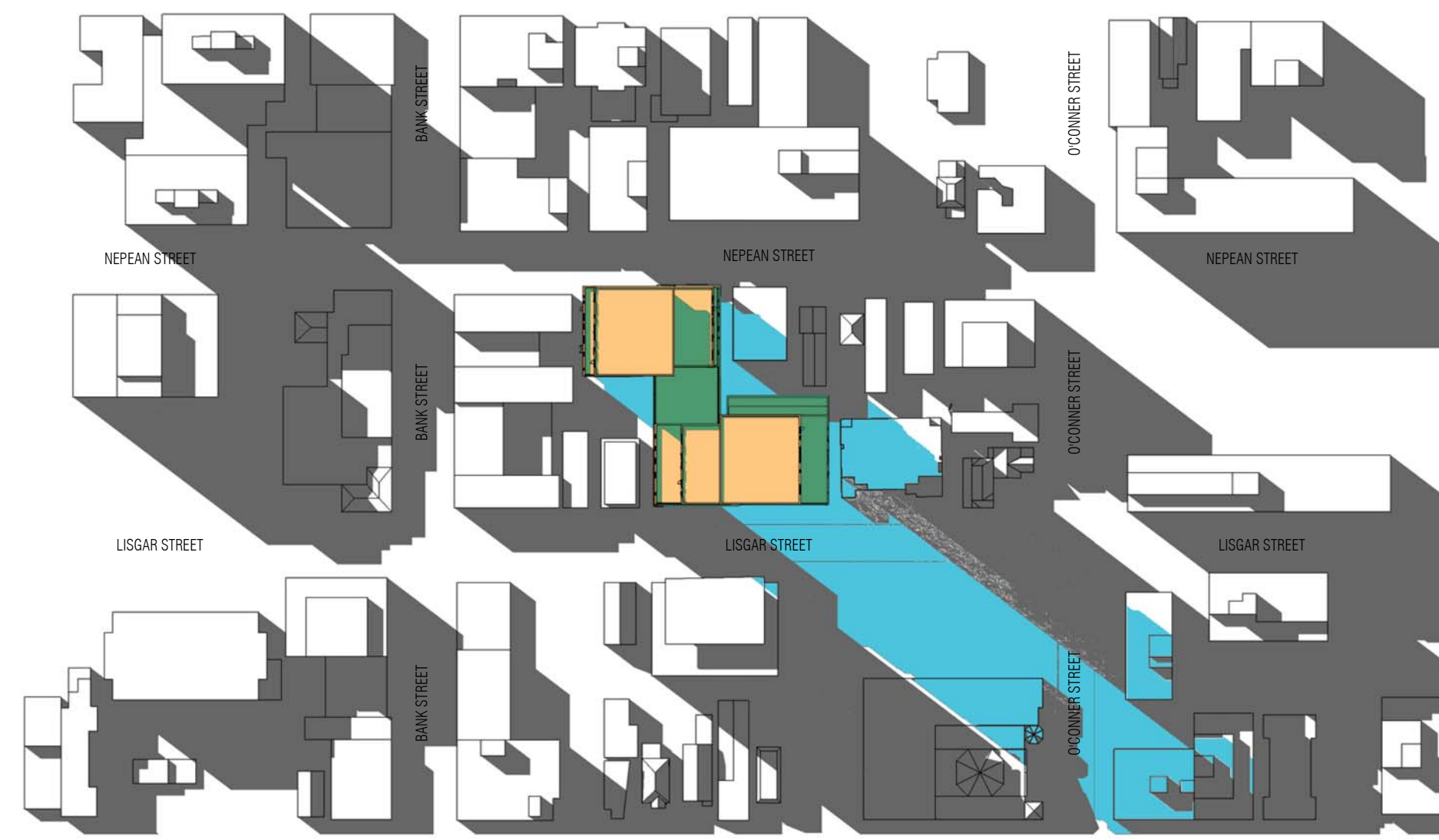
OTTAWA ONTARIO

Project Architect: E. CORAZZA
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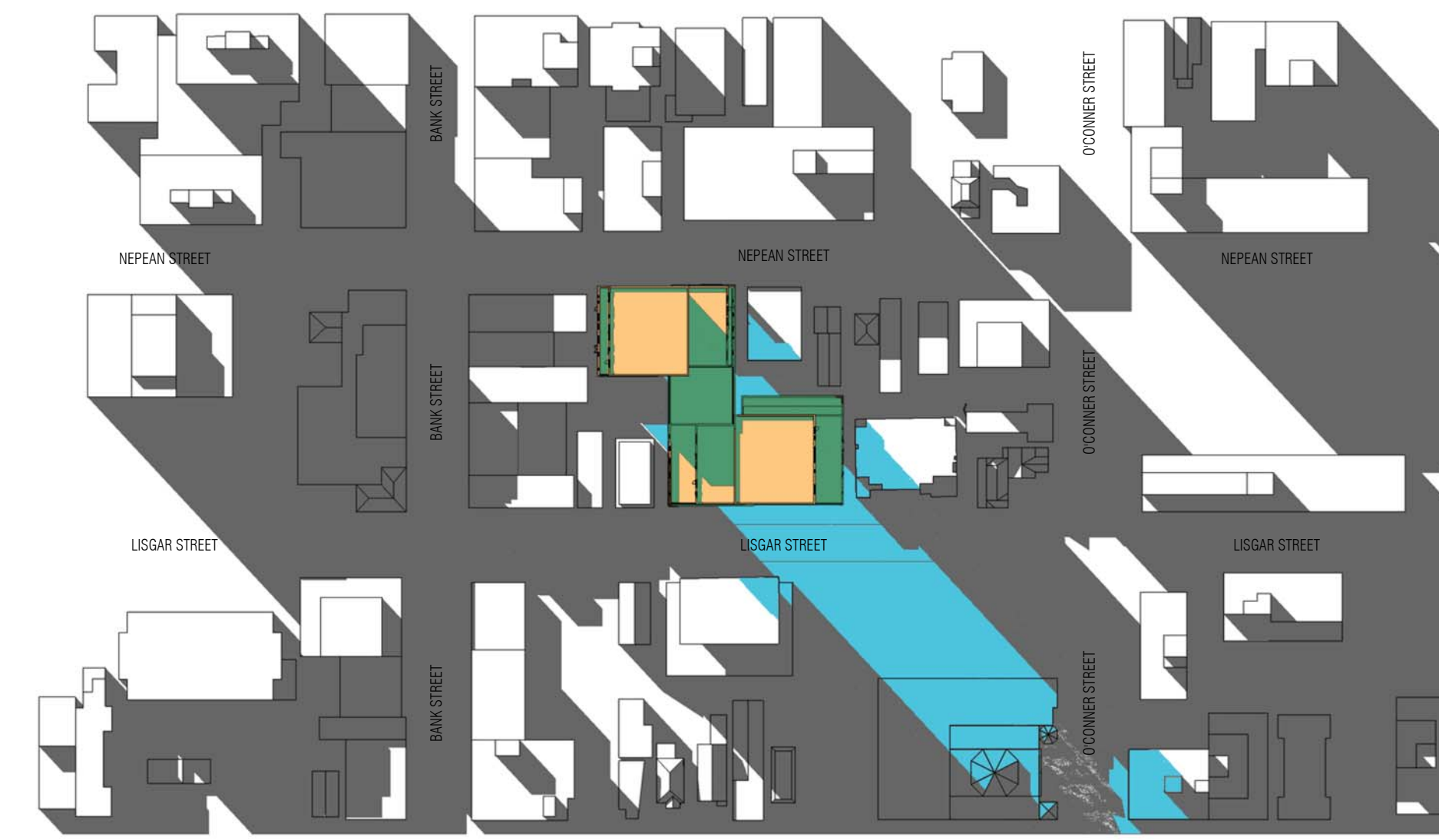
**SHADOW STUDY
 JUNE**



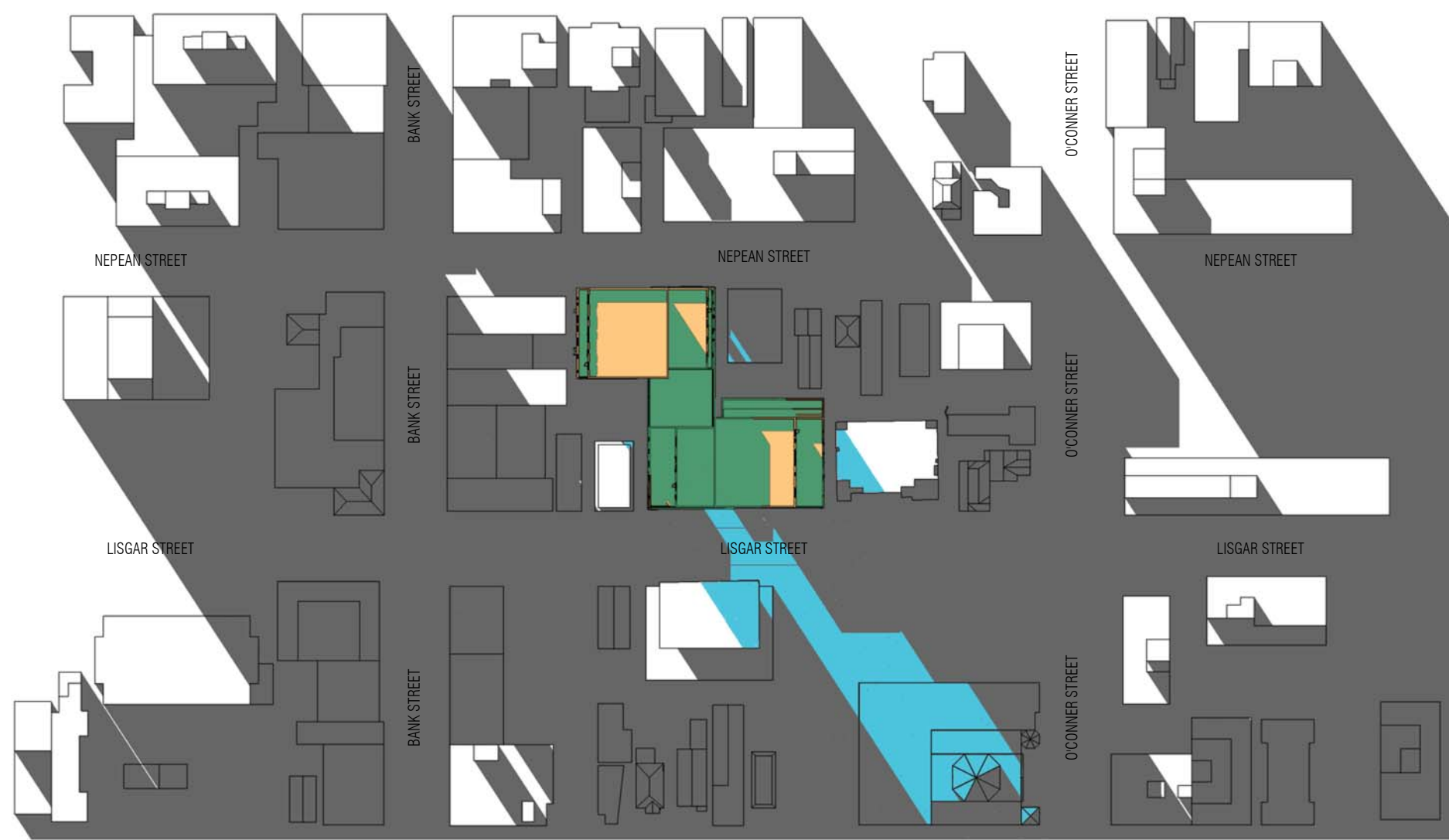
JUNE 21, 2021 - 5:00 p.m.



JUNE 21, 2021 - 6:00 p.m.



JUNE 21, 2021 - 7:00 p.m.



JUNE 21, 2021 - 8:00 p.m.

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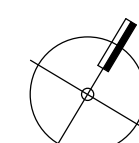
PROPOSED MIXED USE DEVELOPMENT

176 Nepean & 293-307 Lisgar

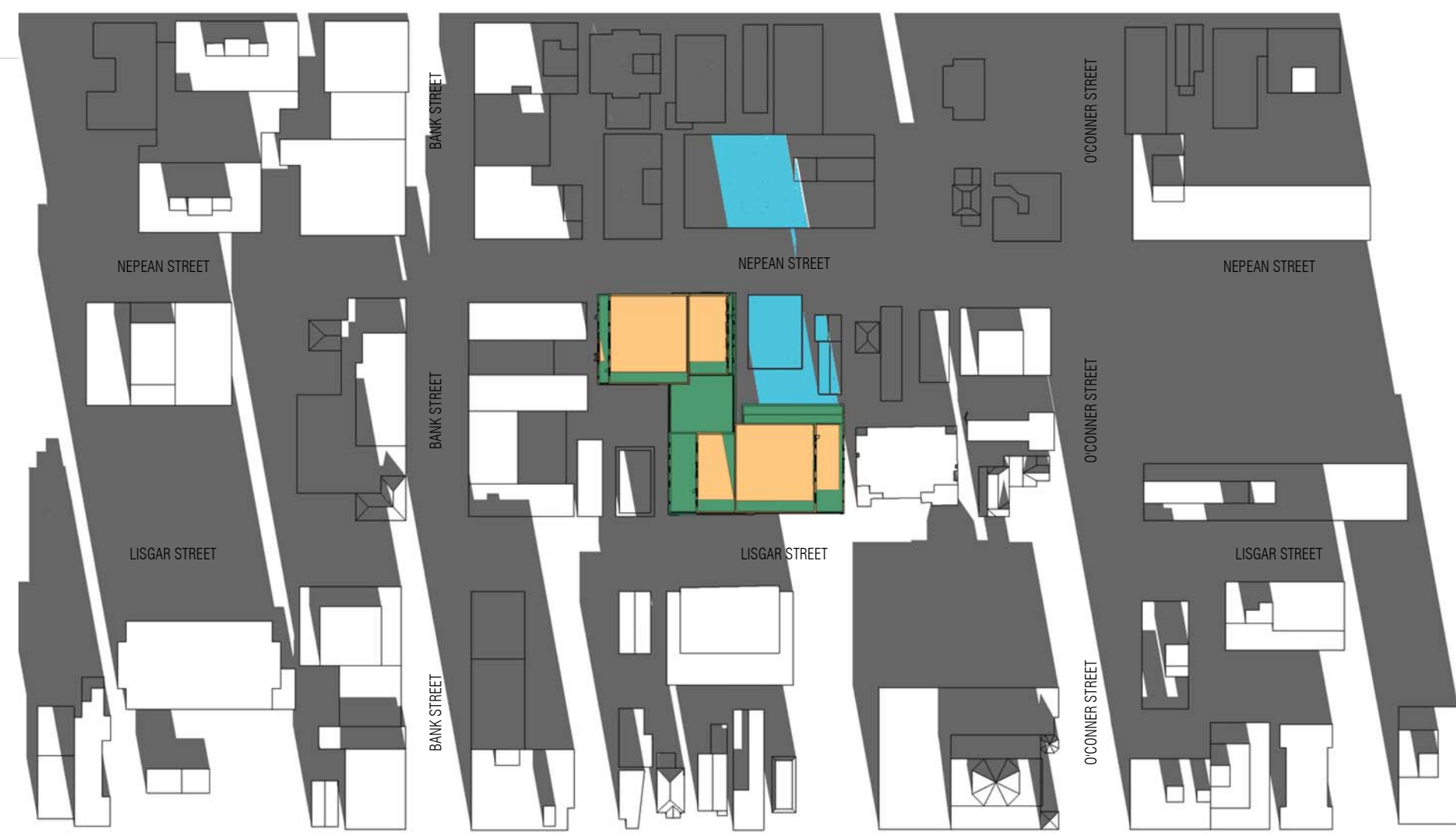
OTTAWA  ONTARIO

Project Architect: E.CORAZZA
Assistant Designer: L.WONG
Drawn By: J.OH/W.CHIU
Checked By: D.BIASE
Plot Date: MAR.12.2021
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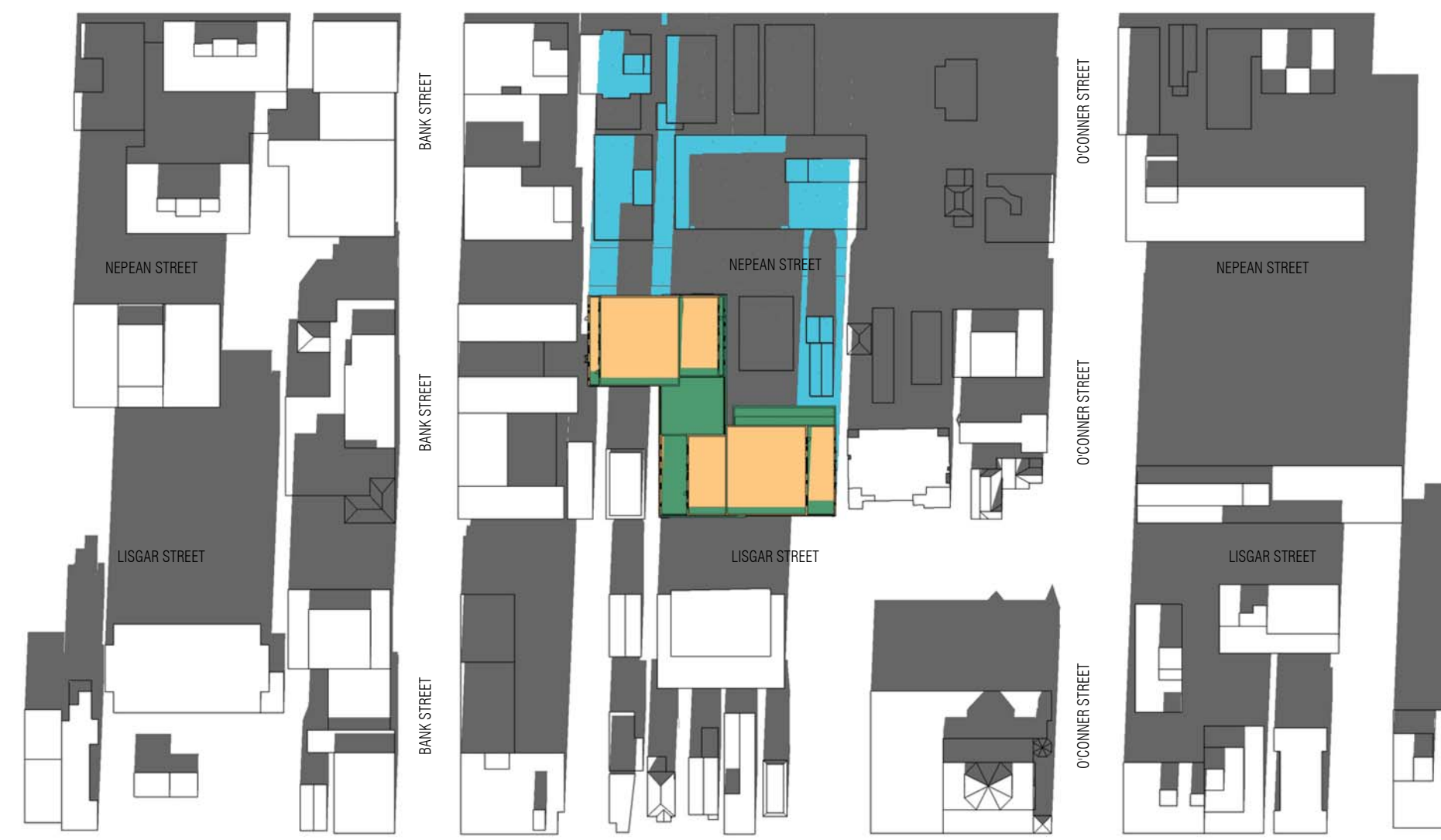
SHADOW STUDY JUNE



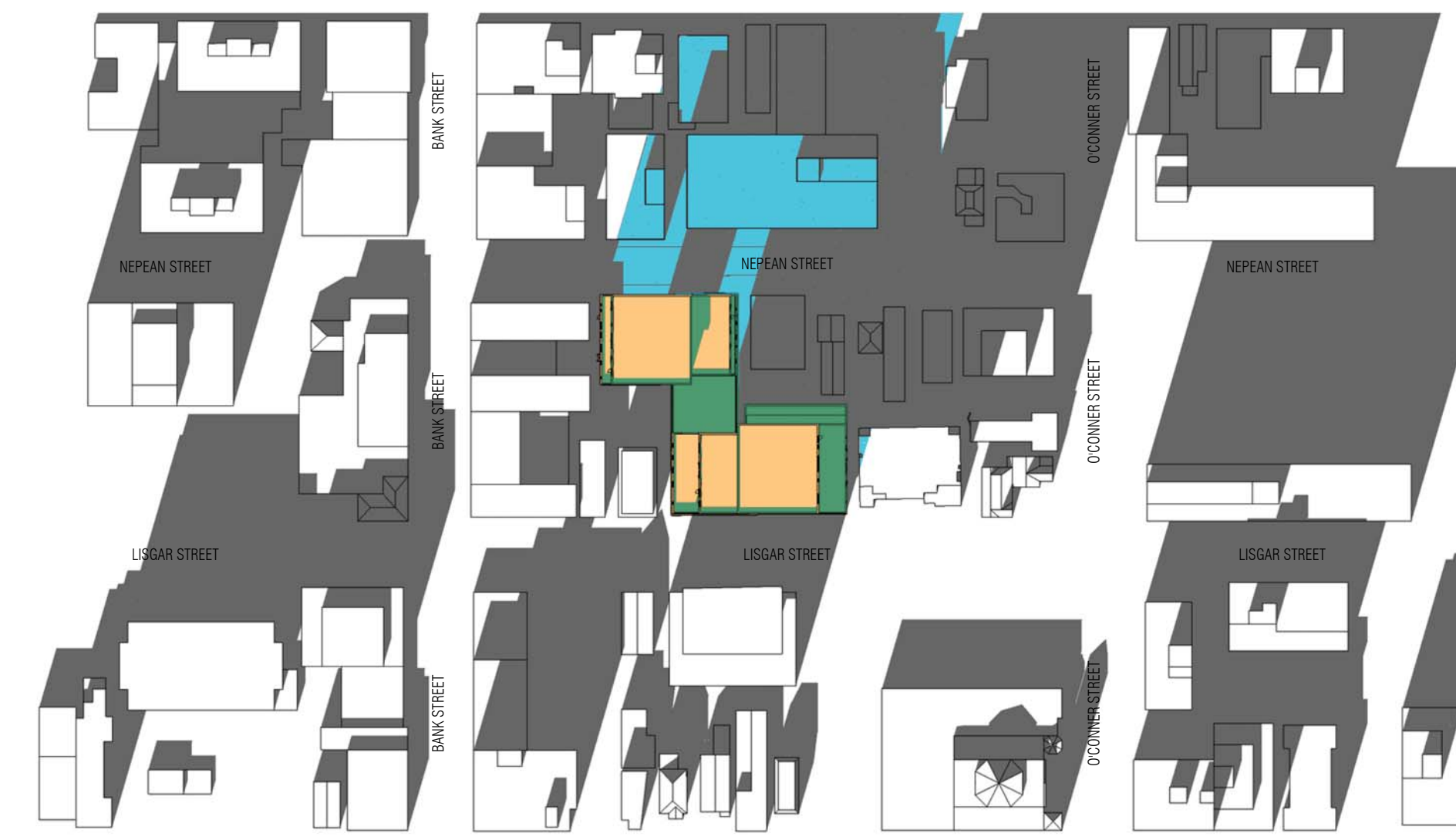
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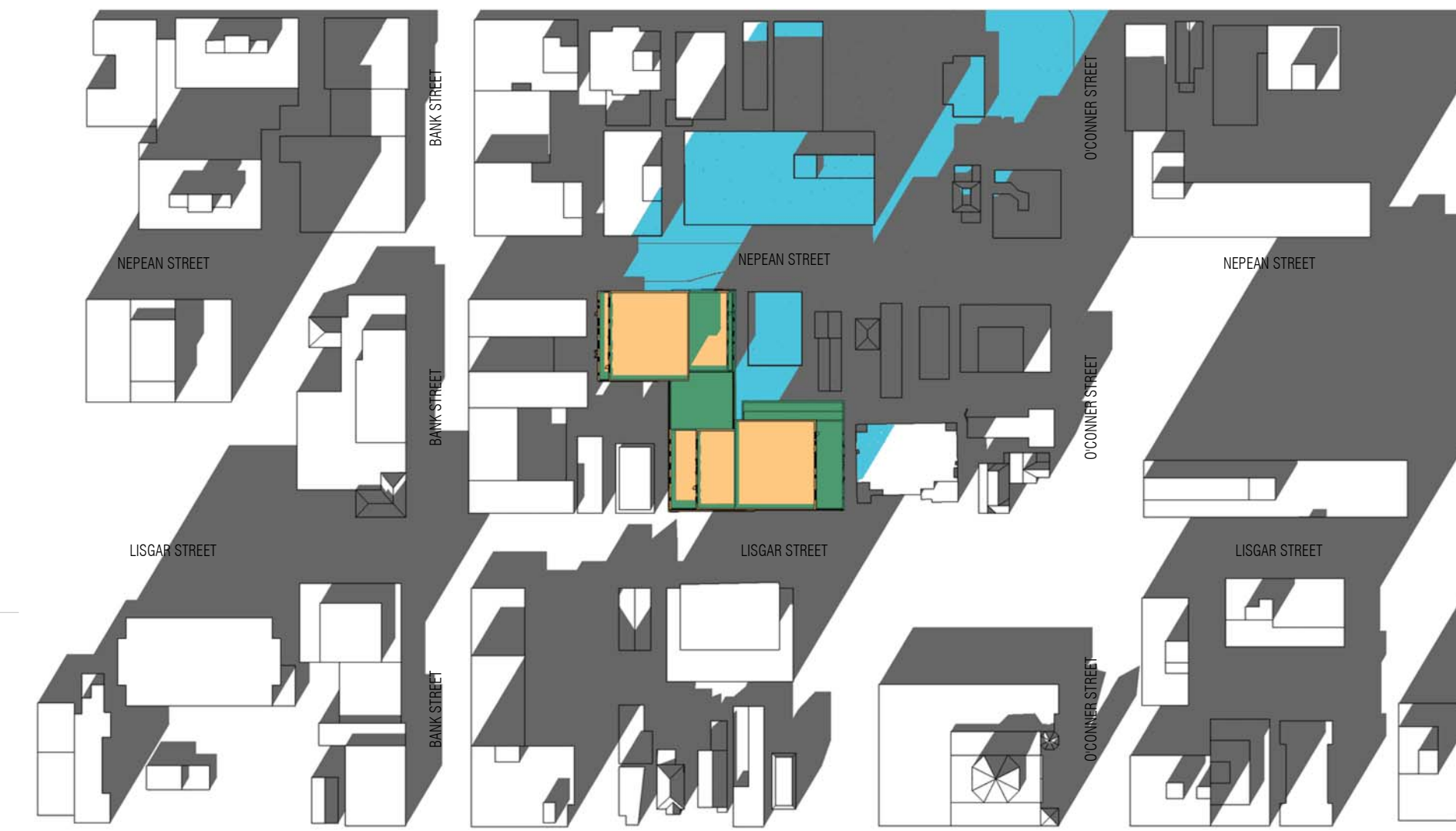
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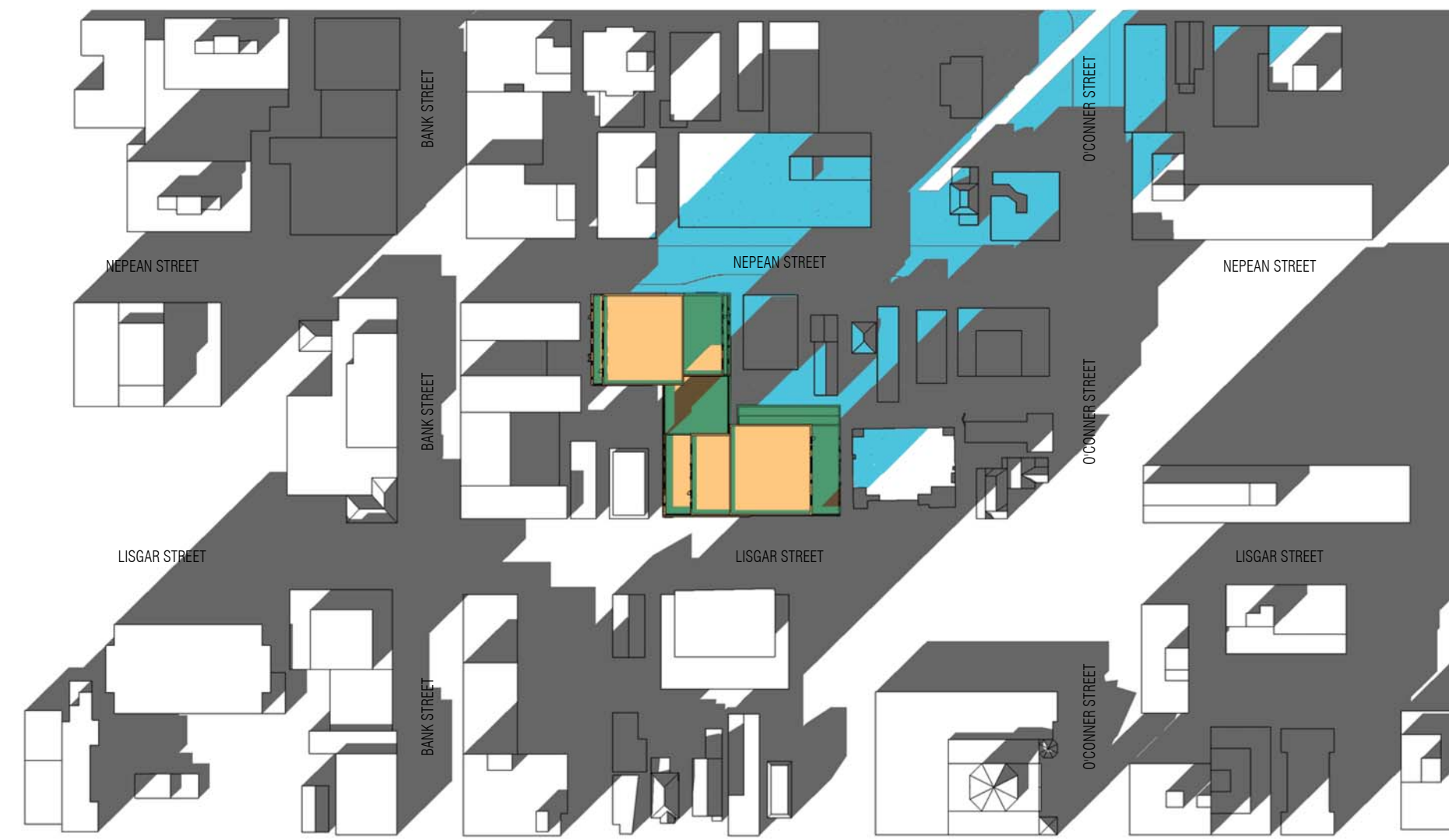
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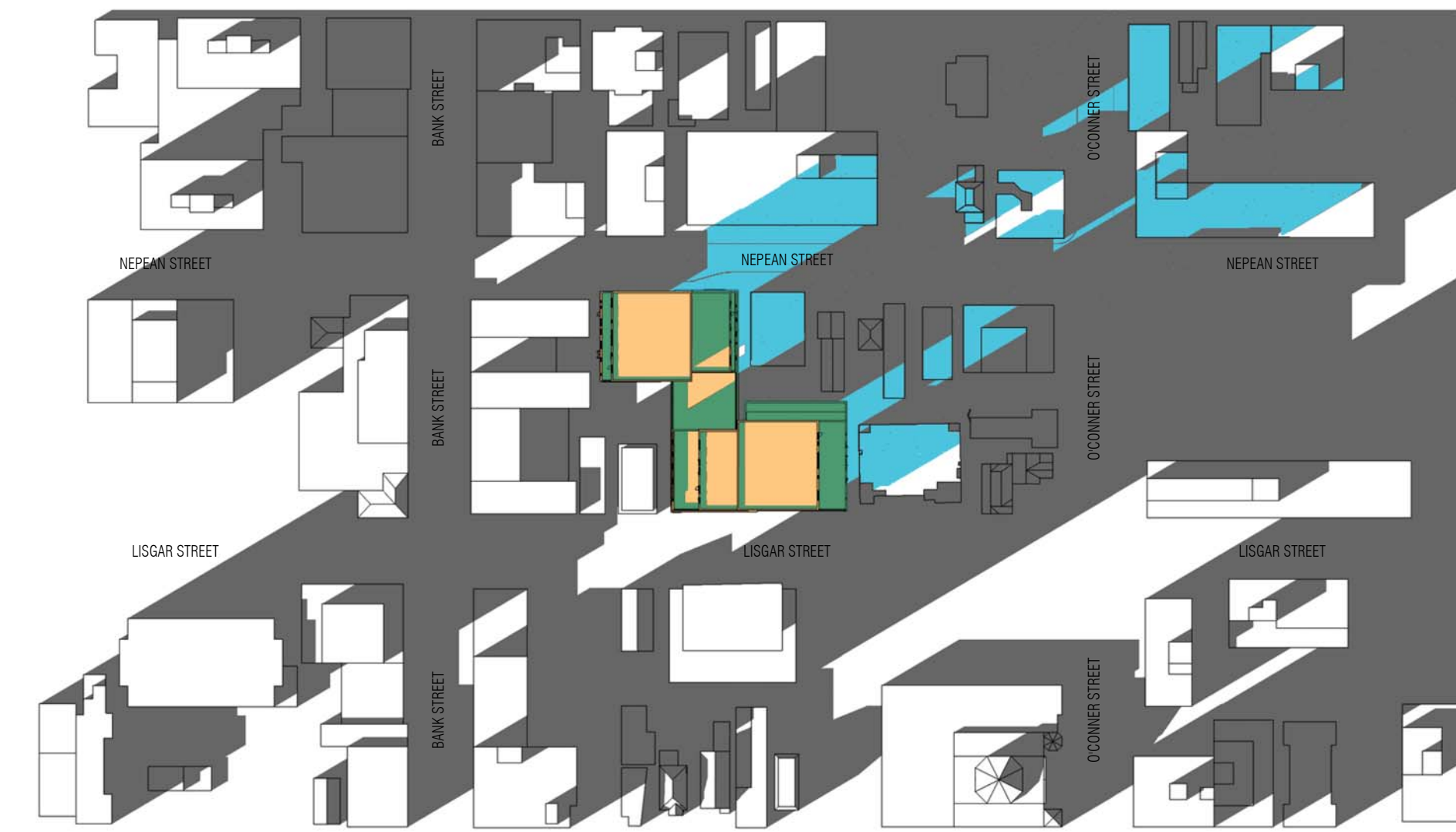
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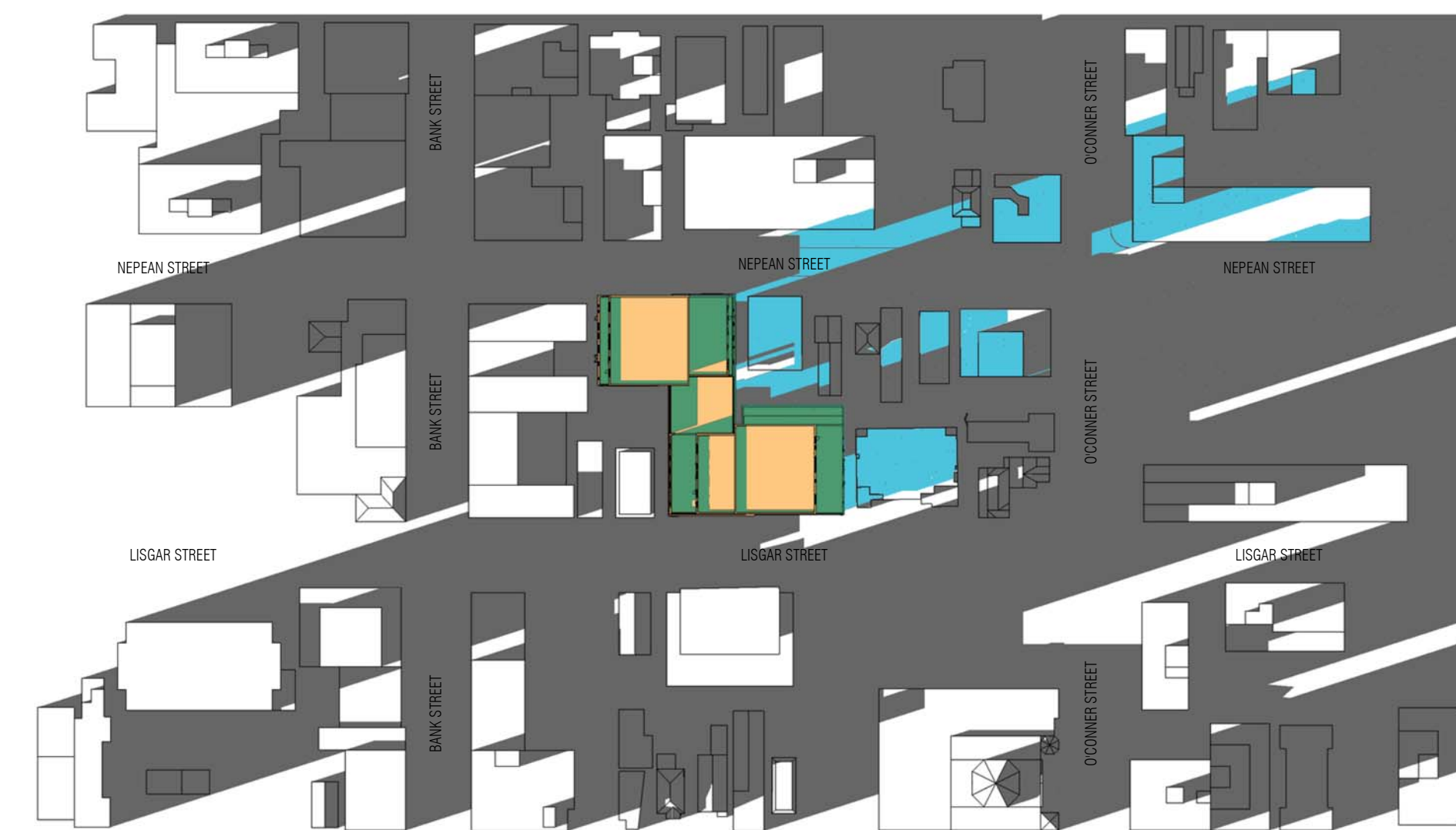
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ONTARIO ASSOCIATION OF ARCHITECTS
luvo loay
 ENZA M. CORAZZA
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OTTAWA ONTARIO

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SHADOW STUDY
 DECEMBER

A905

TITLEBLOCK SIZE: 610 x 950