



### PROJECT INFORMATION

ZONING	11A TD1 [2078] TD2 [2078]
SITE AREA	22,951.0 sq. m. (247,943 sq. ft.)
REQUIRED BUILDING HEIGHT	15.0m
REQUIRED BUILDING HEIGHT	20.0m
REQUIRED BUILDING HEIGHT	60.0m
MINIMUM DENSITY - TD1 LOTS OVER 0.125ha	150 units/ha
MINIMUM DENSITY - TD2 LOTS OVER 0.125ha	250 units/ha
FRONT YARD SETBACK - TD ZONE	0.5m
FRONT YARD SETBACK - 11A ZONE	3.0m
CORNER YARD SETBACK - TD ZONE	0.5m
CORNER YARD SETBACK - 11A ZONE	0.0m
INTERIOR YARD SETBACK - TD ZONE	7.5m
INTERIOR YARD SETBACK - 11A ZONE	12.0m
REAR YARD SETBACK - 11A ZONE	4.5m
AMENITY SPACE - PER UNIT	6.0 sq. m.
EXTERIOR AMENITY SPACE - 2% LOT AREA	459.0 sq. m.
VEHICLE PARKING - VISITOR ONLY	0.1 PER UNIT
VEHICLE PARKING - RESIDENTIAL	0.5 PER UNIT
BICYCLE PARKING - COMMERCIAL	1 PER 250m <sup>2</sup> GFA

### PROVIDED

BUILDING HEIGHT - BUILDING A	28 STOREYS - 89.0m
BUILDING HEIGHT - BUILDING B	32 STOREYS - 103.0m
BUILDING HEIGHT - BUILDING C	32 STOREYS - 103.0m
BUILDING HEIGHT - BUILDING D	28 STOREYS - 89.0m
GRADE - BUILDING A (GROUND = 64.0m)	63.0m geo. elev.
GRADE - BUILDING B-C (GROUND = 67.5m)	65.5m geo. elev.
GRADE - BUILDING D (GROUND = 65.0m)	64.0m geo. elev.
DENSITY - TD3 LOT (1.440 UNITS)	627 units/ha
UNIT COUNT	1,448 units
FRONT YARD SETBACK - TD3 ZONE	1.9m
CORNER YARD SETBACK - TD3 ZONE	23.3m
INTERIOR YARD SETBACK - TD3 ZONE	12.0m
INTERIOR YARD SETBACK ABOVE 6 STOREYS	12.0m
REAR YARD SETBACK - TD3 ZONE	18.5m
VEHICLE PARKING - TOTAL (873 + 21)	894
VEHICLE PARKING - RESIDENTIAL UNIT	774
VEHICLE PARKING - VISITOR	120
BICYCLE PARKING - RESIDENTIAL (1440 + 25)	1465
BICYCLE PARKING - COMMERCIAL	15
LOT COVERAGE	36.9%
EXTERIOR AMENITY SPACE	3,900.0 sq. m.
GROUND FLOOR TRANSPARENT GLAZING	92,364.5 sq. m.
TOTAL PROJECT G.F.A.	994,203 sq. ft.

### GROSS BUILDING - AREAS

(CITY OF OTTAWA ZONING AREA)

BUILDING 'A'	STAGE 1 CONSTRUCTION
PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	300 sq. ft.
STREET LEVEL	1,207.7 sq. m.
GROUND FLOOR	417.1 sq. m.
2nd FLOOR	1,980.0 sq. m.
3rd - 5th PODIUM	3 x 1,980.0 sq. m.
6th FLOOR	5,940.0 sq. m.
7th FLOOR	5,940.0 sq. m.
8th - 28th FLOOR TOWER	19 x 662.58 sq. m.
TOWER FOOTPRINT	39,117 sq. ft.
VISITOR - INTERIOR	-0.072 PER UNIT
VISITOR - SURFACE	-0.011 PER UNIT
CAR SHARE	4
TOTAL	-0.62 PER UNIT

BUILDING 'B' & 'C'	STAGE 3 CONSTRUCTION
PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	1,261.7 sq. m.
STREET LEVEL	13,581 sq. ft.
GROUND FLOOR	218.6 sq. m.
2nd FLOOR - TOWER B	1,211.4 sq. m.
2nd FLOOR - TOWER C	1,176.2 sq. m.
3rd - 5th PODIUM - TOWER B	3 x 1,211.4 sq. m.
3rd - 5th PODIUM - TOWER C	3 x 1,176.2 sq. m.
6th FLOOR - TOWER B	1,176.2 sq. m.
6th FLOOR - TOWER C	1,176.2 sq. m.
7th FLOOR - TOWER B	589.9 sq. m.
7th FLOOR - TOWER C	589.9 sq. m.
8th - 30th FLOOR TOWER B	23 x 662.58 sq. m.
8th - 30th FLOOR TOWER C	23 x 662.58 sq. m.
31st - 32nd FLOOR TOWER B	2 x 951.0 sq. m.
31st - 32nd FLOOR TOWER C	2 x 951.0 sq. m.
MECHANICAL LEVEL TOWER B	0.0 sq. m.
MECHANICAL LEVEL TOWER C	0.0 sq. m.
TOTAL AREA	46,007.9 sq. m.
TOWER FOOTPRINT	831.8 sq. m.
UNIT COUNT - BUILDING B	369
UNIT COUNT - BUILDING C	369
VEHICLE PARKING	1,157
BICYCLE PARKING	1,292.7 sq. m.
COMMERCIAL AREA	13,915 sq. ft.

### CAR PARKING

RESIDENCE	- Area "Z" NOT REQUIRED	0
VISITOR	- 0.1 PER UNIT (MAXIMUM 30 PER BUILDING)	120
COMMERCIAL	- Area "Z" NOT REQUIRED	0
TOTAL		120

### PROVIDED

RESIDENCE	- 0.53 PER UNIT (1,448 UNITS)	770
VISITOR - INTERIOR	- 0.072 PER UNIT	104
VISITOR - SURFACE	- 0.011 PER UNIT	16
CAR SHARE		4
TOTAL		894

### BICYCLE PARKING

RESIDENCE	- 0.5 PER UNIT (1,448 UNITS)	724
COMMERCIAL	- 1 PER 250m <sup>2</sup> GFA (2,518.7m <sup>2</sup> )	10
TOTAL		730

### PROVIDED

INTERIOR	1,440
EXTERIOR	35
TOTAL	1,475

### AMENITY SPACE

EXISTING BUSH ALONG NORTH	= 2,200.0 sq. m.
COURTYARD OF BUILDING A	= 500.0 sq. m.
NORTH SIDE OF BUILDING D	= 1,200.0 sq. m.
COMMUNAL INTERNAL AMENITY - 1st LEVEL	= 1,600.0 sq. m.
COMMUNAL INTERNAL AMENITY - 7th LEVEL	= 800.0 sq. m.
COMMUNAL EXTERIOR PATIO - 7th LEVEL	= 1,200.0 sq. m.
PRIVATE BALCONIES	= 3,800.0 sq. m.
TOTAL	= 11,300 sq. m.
TOTAL COMMUNAL	= 7,300 sq. m.
REQUIRED - 6.0m <sup>2</sup> PER UNIT (1,448)	= 8,688 sq. m.
REQUIRED COMMUNAL @ 50%	= 4,344 sq. m.

### LAND PHASE AREA

BUILDING 'A'	= 6,070.6 sq. m.	26.45%
BUILDING 'B-C'	= 7,011.4 sq. m.	30.56%
BUILDING 'D'	= 7,569.8 sq. m.	32.99%
PARKLAND	= 2,295.2 sq. m.	10.01%
TOTAL	= 22,948.0 sq. m.	100.00%

### LOT COVERAGE

BUILDING FOOTPRINT - 'A'	= 2,732.4 sq. m.	11.91%
BUILDING FOOTPRINT - 'B-C'	= 3,762.5 sq. m.	16.40%
BUILDING FOOTPRINT - 'D'	= 1,970.9 sq. m.	8.59%
DRIVING SURFACE	= 3,292.2 sq. m.	14.35%
LANDSCAPE SURFACE	= 8,895.6 sq. m.	38.75%
PARKLAND	= 2,295.0 sq. m.	10.00%
TOTAL	= 22,948.5 sq. m.	100.00%

### SOLID WASTE

BUILDING 'A' - 381 UNITS	GARBAGE 0.110 Y <sup>3</sup> PER UNIT 42 Y <sup>3</sup>
RECYCLING - GMP 0.018 Y <sup>3</sup> PER UNIT 7 Y <sup>3</sup>	
RECYCLING - FIBRE 0.038 Y <sup>3</sup> PER UNIT 15 Y <sup>3</sup>	
ORGANICS 1 - 240 L BIN PER PER 50 UNITS 8	
BUILDING 'B' - 369 UNITS	GARBAGE 0.110 Y <sup>3</sup> PER UNIT 40 Y <sup>3</sup>
RECYCLING - GMP 0.018 Y <sup>3</sup> PER UNIT 7 Y <sup>3</sup>	
RECYCLING - FIBRE 0.038 Y <sup>3</sup> PER UNIT 14 Y <sup>3</sup>	
ORGANICS 1 - 240 L BIN PER PER 50 UNITS 8	
BUILDING 'C' - 369 UNITS	GARBAGE 0.110 Y <sup>3</sup> PER UNIT 42 Y <sup>3</sup>
RECYCLING - GMP 0.018 Y <sup>3</sup> PER UNIT 7 Y <sup>3</sup>	
RECYCLING - FIBRE 0.038 Y <sup>3</sup> PER UNIT 14 Y <sup>3</sup>	
ORGANICS 1 - 240 L BIN PER PER 50 UNITS 8	
BUILDING 'D' - 329 UNITS	GARBAGE 0.110 Y <sup>3</sup> PER UNIT 37 Y <sup>3</sup>
RECYCLING - GMP 0.018 Y <sup>3</sup> PER UNIT 6 Y <sup>3</sup>	
RECYCLING - FIBRE 0.038 Y <sup>3</sup> PER UNIT 13 Y <sup>3</sup>	
ORGANICS 1 - 240 L BIN PER PER 50 UNITS 7	

### BUILDING 'D' - STAGE 2 CONSTRUCTION

PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	846.9 sq. m.
2nd FLOOR	1,374.0 sq. m.
3rd - 5th PODIUM	3 x 1,374.0 sq. m.
6th FLOOR PODIUM	14,382 sq. ft.
7th FLOOR TOWER	589.9 sq. m.
8th - 28th FLOOR TOWER	19 x 662.58 sq. m.
27th - 28th FLOOR	2 x 951.0 sq. m.
MECHANICAL LEVEL	0.0 sq. m.
TOTAL AREA	21,842.2 sq. m.
TOWER FOOTPRINT	831.8 sq. m.
UNIT COUNT	329
VEHICLE PARKING	252
BICYCLE PARKING	330

### UNIT MIX - 1,448 UNITS

ONE BEDROOM UNIT	738
ONE BEDROOM + DEN UNIT	164
TWO BEDROOM UNIT	271
TWO BEDROOM + DEN UNIT	116
THREE BEDROOM UNIT	159
TOTAL UNITS	1,448

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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### NOTATION SYMBOLS:

(1) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

(2) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.

(3) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.

(4) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A800 SERIES.

(5) TITLE

(6) SCALE

(7) DETAIL REFERENCE PAGE

(8) DETAIL CROSS REFERENCE PAGE

**1 SITE PLAN**  
SP-1  
SCALE = 1 : 400

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<b>WIND / SOUND ENGINEER</b> <b>Gradient Wind</b> 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com	<b>CIVIL ENGINEER</b> <b>Novatech Eng. Consultants Ltd.</b> 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: f.thauvette@novatech-eng.com	<b>LEGAL DESCRIPTION</b> <b>TOPOGRAPHICAL PLAN OF SURVEY OF</b> <b>PART OF LOT F</b> <b>CONCESSION D (RIDEAU FRONT)</b> <b>GEOGRAPHIC TOWNSHIP OF NEPEAN</b> <b>CITY OF OTTAWA</b> Prepared by Annis, O'Sullivan, Vollebek Ltd.
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### SITE PLAN SYMBOLS

(1) SOFT LANDSCAPE
(2) CONCRETE WALKING SURFACE
(3) ASPHALT PATH
(4) EXISTING WOODED AREA
(5) PROPOSED PARKLAND
(6) PROPERTY LINE
(7) GUARD RAILING / FENCE
(8) BIKE RACK
(9) ENTRANCE / EXIT DOOR
(10) COMMERCIAL / EXIT DOOR
(11) FIRE HYDRANT
(12) VEHICULAR DIRECTION
(13) EXISTING TREE TO REMAIN
(14) SIAMSE CONNECTION
(15) CITY STREET LIGHTING
(16) SITE LIGHTING

### DRAWING NOTES

- PROPERTY LINE
- HARD SURFACE PAVING, WIDTH AS NOTED
- CONCRETE SIDEWALK WITH DEPRESSED CURB
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- OUTLINE OF TOWER ABOVE
- 1 STOREY PODIUM LEVEL
- 6 STOREY PODIUM LEVEL
- OUTLINE OF PRIVATE TERRACE ABOVE
- PARKING GARAGE RAMP WITH DRENCH DRAIN IF REQUIRED
- OUTLINE OF BELOW GRADE PARKING GARAGE
- 1.8m WIDE ASPHALT PEDESTRIAN PATH
- AT GRADE PRIVATE PATIO WITH LOW FENCE
- AT GRADE COMMUNAL TERRACE
- REALIGNED 1.8m WIDE ASPHALT PEDESTRIAN PATH
- EXISTING 1.8m WIDE ASPHALT PEDESTRIAN PATH
- EXISTING BUILDINGS ON ADJACENT PROPERTY
- EXISTING WOODED AREA TO REMAIN
- RETAINING WALL WITH GUARD RAIL AS REQUIRED
- LOADING / SERVICE BAY / GARBAGE PICK-UP
- OUTLINE OF SERVICE BUILDING TO BE REMOVED
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- CAR SHARE SPACE
- EXISTING TREE TO BE PRESERVED
- PROPOSED SERVICES
- EXISTING RETAINING WALL TO REMAIN
- EXISTING STREET LIGHT POLE, RELOCATE AS REQUIRED
- BICYCLE RACK, SEE LANDSCAPE FOR DETAILS
- EXISTING 2.1m WIDE CITY SIDEWALK
- CATCH BASIN
- EXISTING RETAINING WALL TO BE REMOVED
- FIRE HYDRANT
- SIAMSE CONNECTION
- NATURAL GAS INTAKE / EXHAUST GRILL
- NATURAL GAS EQUIPMENT WITH BOLLARDS
- PEDESTRIAN CROSS WALK WITH DEPRESS CURBS
- SITE FURNITURE - SEE LANDSCAPE FOR DETAILS
- MOUNTABLE CURB
- SITE LIGHTING
- NEW SIGNALIZED INTERSECTION
- ACCESSIBLE PARKING SPACES