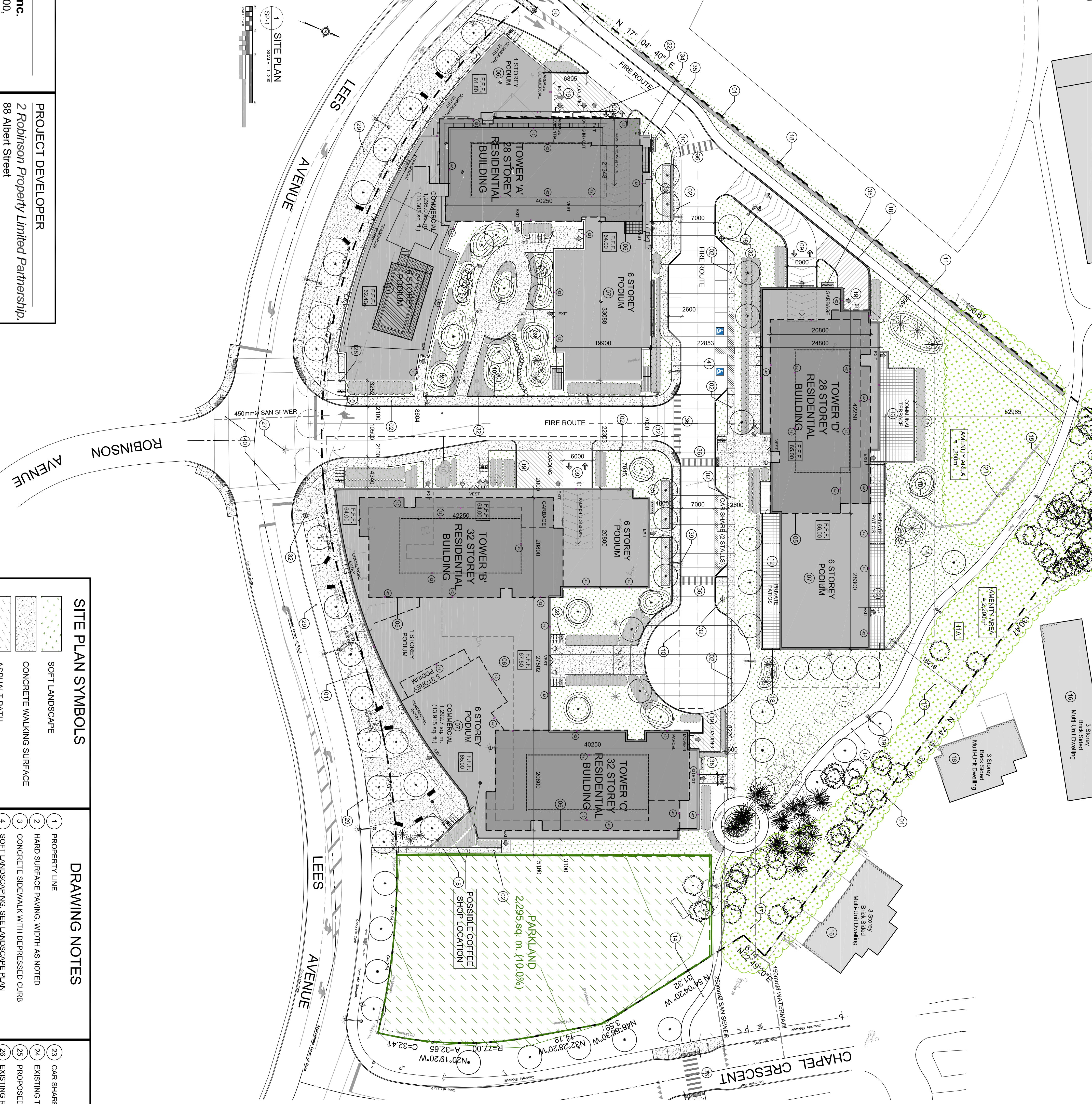
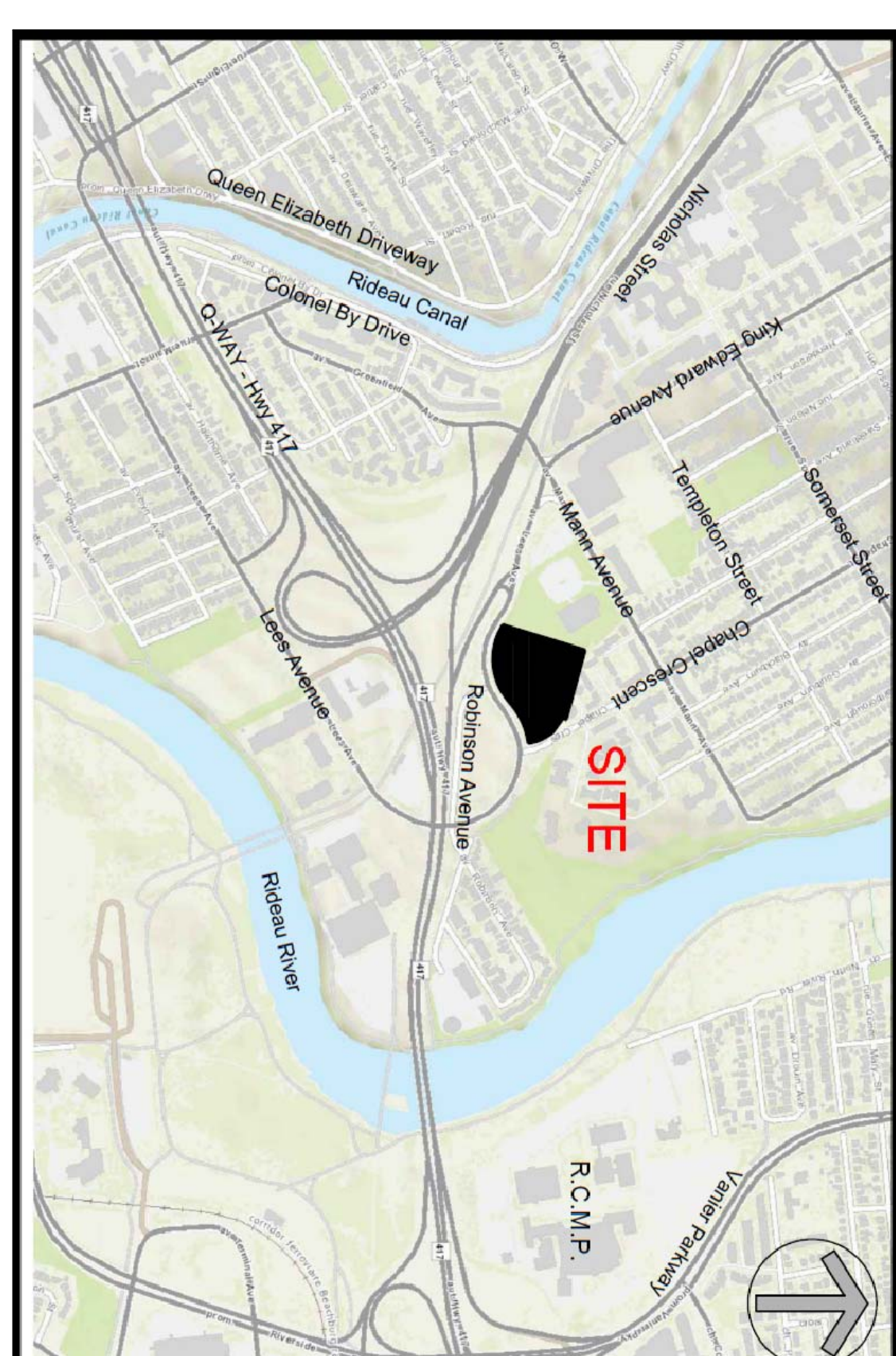


# 320 LEES AVENUE (2 ROBINSON)



<b>LANDSCAPE ARCHITECT</b> <b>FoTenn Consultants Inc.</b> 396 Cooper Street, Suite 300, Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5708 ext. 241 Fax: (613) 730-1136 E-Mail: abbas@fotenn.com	<b>URBAN PLANNER</b> <b>FoTenn Consultants Inc.</b> 396 Cooper Street, Suite 300, Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: pdrlsylv@fotenn.com	<b>PROJECT DEVELOPER</b> <b>2 Robinson Property Limited Partnership</b> 88 Albert Street Ottawa Ontario K1P 5E9 Call (416) 903-1377 Email: hwaufn@2robdev.com
<b>WIND / SOUND ENGINEER</b> <b>Gradient Wind</b> 121 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 838-0934 ext. 116 Cell: (613) 286-9273 E-Mail: joshua.foster@gradientwind.com	<b>CIVIL ENGINEER</b> <b>Novatech Eng. Consultants Ltd.</b> 200 - 240 Michal, Conpland Drive Ottawa, Ontario, K2M 1P8 Tel: 613 234-9643 Fax: 613 234-9897 Email: l.hauvaite@novatech-eng.com	<b>LEGAL DESCRIPTION</b> <b>TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOT F CONCESSION D'UNDEAU FRONT, GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA</b> Prepared by Annis O'Sullivan, Valibeksk, Ltd.
<b>GEOTECHNICAL ENGINEER</b> <b>Paterson Group</b> 154 Colonnade Road South Ottawa, Ontario, K2E 7J6 Tel: (613) 226-7381 Ext. 233 Fax: (613) E-Mail: Mbeaudoin@patersongroup.ca	<b>TRANSPORTATION ENGINEER</b> <b>Novatech Eng. Consultants Ltd.</b> 200 - 240 Michal, Conpland Drive Ottawa, Ontario, K2M 1P8 Tel: 613 234-9643 Fax: 613 234-9897 Email: j.huon@novatech-eng.com	<b>SURVEYOR</b> <b>Annis O'Sullivan Valibeksk Ltd.</b> Ontario Land Surveyors 14 Connaught Centre, Suite 500, Nepean, Ontario K2E 7S0 Tel: (613) 727-0850 Fax: (613) 727-0195 E-Mail: Andy@aosulid.com

### SITE PLAN SYMBOLS

	SOFT LANDSCAPE
	CONCRETE WALKING SURFACE
	ASPHALT PATH
	EXISTING WOODED AREA
	PROPOSED PARKLAND
	PROPERTY LINE
	GUARD RAILINGS / FENCE
	BIKE RACK
	ENTRANCE / EXIT DOOR
	COMMERCIAL / EXIT DOOR
	FIRE HYDRANT
	VEHICULAR DIRECTION
	EXISTING TREE TO REMAIN
	CITY STREET LIGHTING
	SITE LIGHTING

### DRAWING NOTES

1	PROPERTY LINE
2	HAND SURFACE PAVING, WIDTH AS NOTED
3	CONCRETE SIDEWALK WITH DEPRESSURE CURB
4	SOFT LANDSCAPING, SEE LANDSCAPE PLAN
5	OUTLINE OF TOWER ABOVE
6	1 STOREY POODUM LEVEL
7	6 STOREY POODUM LEVEL
8	OUTLINE OF PRIVATE TERRACE ABOVE
9	PARKING GARAGE RAMP WITH DEBRIS DRAIN IF REQUIRED
10	OUTLINE OF BELOW GRADE PARKING GARAGE
11	1.8m WIDE ASPHALT PEDESTRIAN PATH
12	OUTLINE OF TOWER ABOVE
13	AT GRADE COMMUNAL TERRACE
14	REALIGNED 1.8m WIDE ASPHALT PEDESTRIAN PATH
15	EXISTING 1.8m WIDE ASPHALT PEDESTRIAN PATH
16	EXISTING BUILDINGS ON ADJACENT PROPERTY
17	EXISTING WOODED AREA TO REMAIN
18	RETAINING WALL WITH GUARD RAIL AS REQUIRED
19	LOADING / SERVICE BAY / GARAGE PICK-UP
20	OUTLINE OF EXISTING BUILDING TO BE REMOVED
21	EXISTING CHAIN LINK FENCE TO BE REMOVED
22	EXISTING TREE TO BE REMOVED
23	CAN SHADE SPACE
24	EXISTING TREE TO BE PRESERVED
25	PROPOSED SERVICES
26	EXISTING RETAINING WALL TO REMAIN
27	EXISTING STREET LIGHT POLE, RELOCATE AS REQUIRED
28	BRIDGE BACK, SEE LANDSCAPE FOR DETAILS
29	EXISTING 2.1m WIDE CITY SIDEWALK
30	CATCH BASIN
31	EXISTING RETAINING WALL TO BE REMOVED
32	FIRE HYDRANT
33	SMOKE CONNECTION
34	PARKING GARAGE INTAKE / EXHAUST GRILL
35	NATURAL GAS EQUIPMENT WITH BOLLARDS
36	PEDESTRIAN CROSS WALK WITH DEPRESS CURBS
37	SITE FURNITURE, SEE LANDSCAPE FOR DETAILS
38	MOUNTAINABLE CURB
39	NEW SIGNALIZED INTERSECTION
40	ACCESSIBLE PARKING SPACES
41	WALL MOUNT LIGHT FIXTURE
42	WALL MOUNT LIGHT FIXTURE

<b>PROJECT INFORMATION</b>	<b>PROVIDED</b>
<b>ZONING</b> T02 (274) S448	<b>BUILDING HEIGHT - BUILDING A</b> 28 STOREYS - 89.0m
<b>SITE AREA</b> 22,951.0 sq. m. (247,043 sq. ft.)	<b>BUILDING HEIGHT - BUILDING B</b> 32 STOREYS - 103.0m
	<b>BUILDING HEIGHT - BUILDING C</b> 28 STOREYS - 89.0m
<b>REQUIRED</b> (AS PER SCHEDULE S448)	<b>REQUIRED</b>
<b>BUILDING HEIGHT</b> 103.0m	<b>BUILDING HEIGHT - BUILDING A</b> 28 STOREYS - 89.0m
<b>FRONT YARD SETBACK - LEES AVENUE</b> 0.0m	<b>BUILDING HEIGHT - BUILDING B</b> 32 STOREYS - 103.0m
<b>FRONT YARD SETBACK - 11A ZONE</b> 3.0m	<b>BUILDING HEIGHT - BUILDING C</b> 28 STOREYS - 89.0m
<b>INTERIOR YARD SETBACK - WEST</b> 12.0m	<b>GRADE - BUILDING A (GROUND = 64.2m)</b> 63.0m grade elev.
<b>INTERIOR YARD SETBACK - EAST</b> 17.0m	<b>GRADE - BUILDING B (GROUND = 62.7m)</b> 64.0m grade elev.
<b>REAR YARD SETBACK</b> 17.0m	<b>GRADE - BUILDING C (GROUND = 62.7m)</b> 64.0m grade elev.
<b>ALLEY SPACE - PER UNIT</b> 6.0 sq. m.	<b>INTERIOR YARD SETBACK - T03 ZONE</b> 12.0m
<b>EXTERIOR ALLEYS SPACE - 2% LOT AREA</b> 469.0 sq. m.	<b>INTERIOR YARD SETBACK ABOVE 6 STOREYS</b> 12.0m
<b>VEHICLE PARKING - VISITOR ONLY</b> 0.1 PER UNIT	<b>REAR YARD SETBACK - T03 ZONE</b> 15.5m
<b>BICYCLE PARKING - RESIDENTIAL</b> 1 PER 250W GFA	<b>VEHICLE PARKING - TOTAL</b> 934
	<b>VEHICLE PARKING - RESIDENTIAL UNIT</b> 814
	<b>VEHICLE PARKING - VISITOR</b> 120
	<b>BICYCLE PARKING - RESIDENTIAL</b> 1782
	<b>BICYCLE PARKING - COMMERCIAL</b> 52
	<b>LOT COVERAGE</b> 38.8%
	<b>EXTERIOR ALLEYS SPACE</b> 3,900.0 sq. m.
	<b>GROUND FLOOR TRANSPARENT GLAZING</b> 60.0%
	<b>TOTAL PROJECT G.F.A.</b> 994,203 sq. ft.
	<b>GROSS BUILDING AREAS</b>
	<b>BUILDING A - STAGE 1 CONSTRUCTION</b>
	<b>PARKING LEVEL</b> 0.00 sq. ft.
	<b>GROUND FLOOR</b> 2,800 sq. ft.
	<b>2ND FLOOR</b> 9,475 sq. ft.
	<b>3RD - 8TH FLOOR</b> 44,237 sq. ft.
	<b>7TH FLOOR</b> 9,475 sq. ft.
	<b>REQUIRED</b>
<b>CAR PARKING</b>	<b>REQUIRED</b>
<b>RESIDENCE</b> - Allow 7' NOT REQUIRED	0
<b>VISITOR</b> - (MAXIMUM 30 PER BUILDING)	120
<b>COMMERCIAL</b> - Area 7' NOT REQUIRED	0
<b>TOTAL</b>	120
<b>PROVIDED</b>	<b>PROVIDED</b>
<b>RESIDENCE</b> - 0.53 PER UNIT (1.57 UNITS)	804
<b>VISITOR - INTERIOR</b> - 0.072 PER UNIT	109
<b>CAR SHAVE</b> - 0.011 PER UNIT	17
<b>VEHICLE PARKING</b> - 0.82 PER UNIT	934
<b>BICYCLE PARKING</b>	<b>REQUIRED</b>
<b>RESIDENCE</b> - 0.5 PER UNIT (1.57 UNITS)	729
<b>COMMERCIAL</b> - 1 PER 250W GFA (2.51E, 7M)	10
<b>TOTAL</b>	739
<b>PROVIDED</b>	<b>PROVIDED</b>
<b>RESIDENCE</b> - 0.5 PER UNIT (1.57 UNITS)	729
<b>COMMERCIAL</b> - 1 PER 250W GFA (2.51E, 7M)	10
<b>TOTAL</b>	739
<b>AMENITY SPACE</b>	<b>AMENITY SPACE</b>
<b>EXISTING BUSH ALONG NORTH</b> - 2,200.0 sq. m.	2,200.0 sq. m.
<b>COURTYARD OF BUILDING A</b> - 1,200.0 sq. m.	1,200.0 sq. m.
<b>NORTH SIDE OF BUILDING D</b> - 1,800.0 sq. m.	1,800.0 sq. m.
<b>COMMUNAL INTERNAL AMENITY - 1st LEVEL</b> - 8,000.0 sq. m.	8,000.0 sq. m.
<b>COMMUNAL EXTERIOR PATIO - 7th LEVEL</b> - 1,200.0 sq. m.	1,200.0 sq. m.
<b>PRIVATE BALCONIES</b> - 3,800.0 sq. m.	3,800.0 sq. m.
<b>TOTAL COMMUNAL</b> - 7,200.0 sq. m.	7,200.0 sq. m.
<b>REQUIRED - 6.0M PER UNIT (13.17)</b> - 5,000.0 sq. m.	4,591.9 sq. ft.
<b>REQUIRED COMMUNAL @ 50%</b> - 3,600.0 sq. m.	4,591.9 sq. ft.
<b>LAND PHASE AREA</b>	<b>LAND PHASE AREA</b>
<b>BUILDING 'A'</b> - 6,078.0 sq. m.	36,459
<b>BUILDING 'B'</b> - 7,408.0 sq. m.	38,459
<b>PARKLAND</b> - 2,286.0 sq. m.	10,075
<b>TOTAL</b> - 22,848.0 sq. m.	100,000%
<b>LOT COVERAGE</b>	<b>LOT COVERAGE</b>
<b>BUILDING FOOTPRINT - 'A'</b> - 2,732.4 sq. m.	11.91%
<b>BUILDING FOOTPRINT - 'B-C'</b> - 3,702.5 sq. m.	16.40%
<b>BUILDING FOOTPRINT - 'D'</b> - 1,970.8 sq. m.	8.59%
<b>DRIVING SURFACE</b> - 3,282.2 sq. m.	14.32%
<b>PARKLAND</b> - 2,286.0 sq. m.	38.75%
<b>TOTAL</b> - 22,848.0 sq. m.	100.00%
<b>SOLID WASTE</b>	<b>SOLID WASTE</b>
<b>BUILDING 'A' - 465 UNITS</b>	<b>BUILDING 'A'</b>
<b>GARBAGE</b> - 0.110 Y PER UNIT	50 Y
<b>RECYCLING - CMP</b> - 0.018 Y PER UNIT	6 Y
<b>RECYCLING - FIBRE</b> - 0.038 Y PER UNIT	17 Y
<b>ORGANICS</b> - 1 - 240 L BIN PER PER 50 UNITS	14 Y
<b>BUILDING 'B' - 369 UNITS</b>	<b>BUILDING 'B'</b>
<b>GARBAGE</b> - 0.110 Y PER UNIT	40 Y
<b>RECYCLING - CMP</b> - 0.018 Y PER UNIT	7 Y
<b>RECYCLING - FIBRE</b> - 0.038 Y PER UNIT	14 Y
<b>ORGANICS</b> - 1 - 240 L BIN PER PER 50 UNITS	8
<b>BUILDING 'C' - 369 UNITS</b>	<b>BUILDING 'C'</b>
<b>GARBAGE</b> - 0.110 Y PER UNIT	42 Y
<b>RECYCLING - CMP</b> - 0.018 Y PER UNIT	6 Y
<b>RECYCLING - FIBRE</b> - 0.038 Y PER UNIT	14 Y
<b>ORGANICS</b> - 1 - 240 L BIN PER PER 50 UNITS	8
<b>BUILDING 'D' - 346 UNITS</b>	<b>BUILDING 'D'</b>
<b>GARBAGE</b> - 0.110 Y PER UNIT	37 Y
<b>RECYCLING - CMP</b> - 0.018 Y PER UNIT	6 Y
<b>RECYCLING - FIBRE</b> - 0.038 Y PER UNIT	13 Y
<b>ORGANICS</b> - 1 - 240 L BIN PER PER 50 UNITS	7
<b>TOTAL UNITS</b>	<b>TOTAL UNITS</b>
152	152
666	666
436	436
299	299
59	59
295	295

424 King Street West, 14th Floor, Toronto, Ontario M5X 1C4  
Tel: 416-593-8888  
www.fotenn.com

424 King Street West, 14th Floor, Toronto, Ontario M5X 1C4  
Tel: 416-593-8888  
www.geophtuut.com

Ontario Professional Engineers  
Architects  
100 King Street West, Toronto, Ontario

Site Plan Diagram showing building footprints and parking areas.

Site Plan Diagram showing building footprints and parking areas.

Site Plan Diagram showing building footprints and parking areas.

Site Plan Diagram showing building footprints and parking areas.

Site Plan Diagram showing building footprints and parking areas.

Site Plan Diagram showing building footprints and parking areas.

Site Plan Diagram showing building footprints and parking areas.