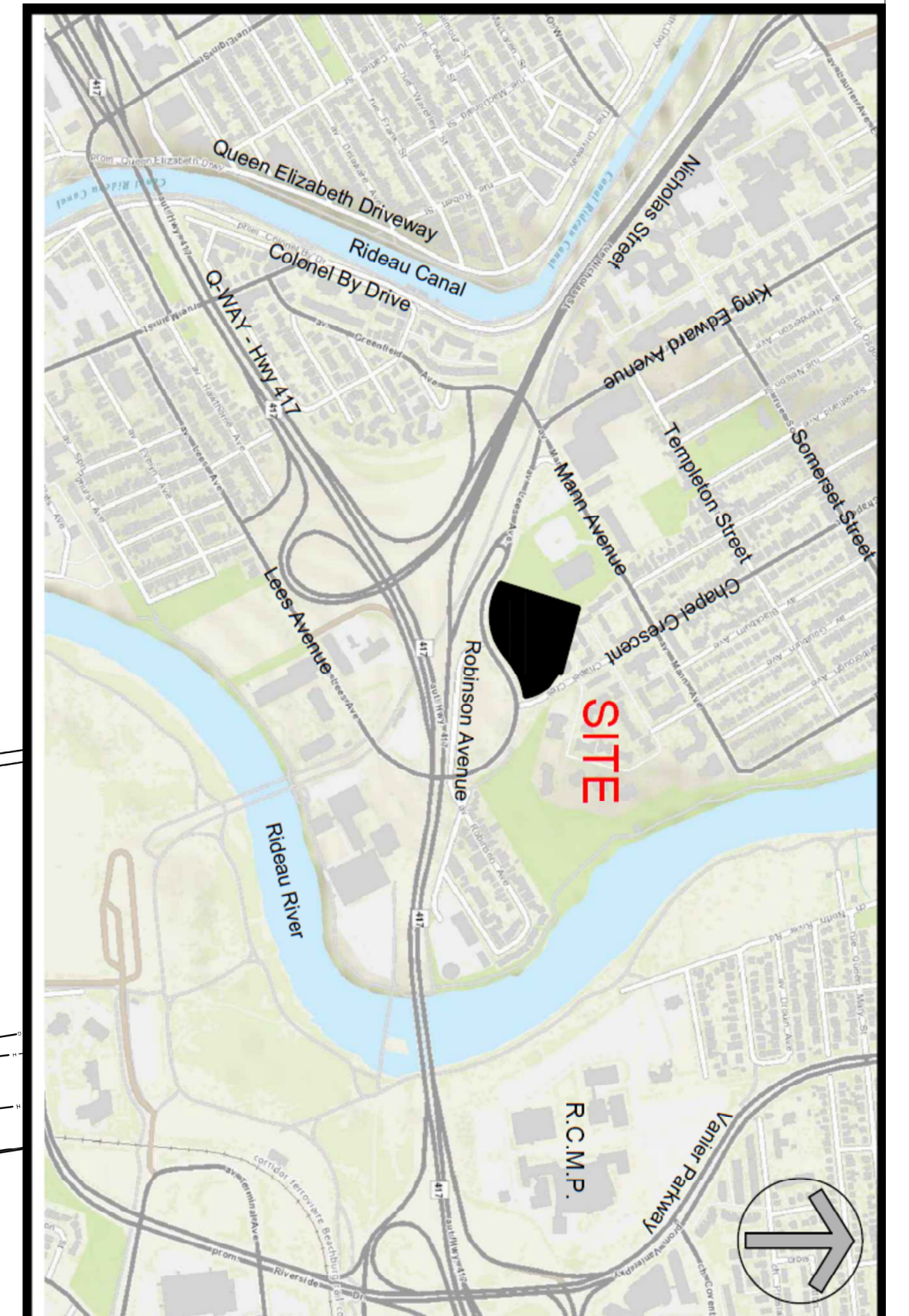




1 SITE PLAN
SCALE = 1:300

LANDSCAPE ARCHITECT Fotenn Consultants Inc. 396 Cooper Street, Suite 300, Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 ext. 241 Fax: (613) 730-1136 E-Mail: abhasi@fotenn.com	URBAN PLANNER Fotenn Consultants Inc. 396 Cooper Street, Suite 300, Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 ext. 241 Fax: (613) 730-1136 E-Mail: petyshyn@fotenn.com	PROJECT DEVELOPER 2 Robinson Property Limited Partnership 88 Albert Street Ottawa, Ontario K1P 5E9 Cell: (416) 903-1377 Email: kwan@hpncoev.com
WIND / SOUND ENGINEER Gradient Wind 127 Waigreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 838-0934 ext. 116 Cell: (613) 286-6273 E-Mail: joshua.foster@gradientwind.com	CIVIL ENGINEER Novatech Eng. Consultants Ltd. 200 - 240 Michael Compend Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: fthavette@novatech-eng.com	LEGAL DESCRIPTION TOPOGRAFICAL PLAN OF SURVEY OF PART OF LOT F, CONGRESSION D (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA Prepared by Annis O'Sullivan, Vollebek Ltd. E-Mail: andy.os@avotd.com
GEOTECHNICAL ENGINEER Paterson Group 154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: (613) 226-7381 Ext. 233 Fax: (613) E-Mail: Mbeaudoin@patersongroup.ca	TRANSPORTATION ENGINEER Novatech Eng. Consultants Ltd. 200 - 240 Michael Compend Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: j.hung@novatech-eng.com	SURVEYOR Annis O'Sullivan Vollebek Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079 E-Mail: andy.os@avotd.com

SITE PLAN SYMBOLS	DRAWING NOTES
<ul style="list-style-type: none"> 1 PROPERTY LINE 2 HARD SURFACE PARKING, WIDTH AS NOTED 3 PROPOSED SERVICES 4 CONCRETE SIDEWALK WITH DEPRESSION CURB 5 SOFT LANDSCAPING, SEE LANDSCAPE PLAN 6 OUTLINE OF TOWER ABOVE 7 1 STOREY PODIUM LEVEL 8 BICYCLE RACK, SEE LANDSCAPE FOR DETAILS 9 OUTLINE OF PRIVATE TERRACE ABOVE 10 OUTLINE OF BELOW GRADE GARAGE 11 1.5m WIDE ASPHALT FEDESTRIAN PATH 12 1.5m WIDE ASPHALT PATH WITH LOW FENCE 13 AT GRADE COMMUNAL TERRACE 14 5m WIDE ASPHALT PATH 15 EXISTING 1.5m WIDE ASPHALT FEDESTRIAN PATH 16 EXISTING BUILDINGS ON ADJACENT PROPERTY 17 EXISTING WOODED AREA TO REMAIN 18 REMAINING WALL WITH GUARD RAIL AS REQUIRED 19 LOADING / SERVICE BAY / GARAGE PICKUP 20 OUTLINE OF EXISTING BUILDING TO BE REMOVED 21 EXISTING CHAINLINK FENCE TO BE REMOVED 22 EXISTING TREE TO BE PRESERVED 	<ul style="list-style-type: none"> 1 PROPERTY LINE 2 HARD SURFACE PARKING, WIDTH AS NOTED 3 PROPOSED SERVICES 4 CONCRETE SIDEWALK WITH DEPRESSION CURB 5 SOFT LANDSCAPING, SEE LANDSCAPE PLAN 6 OUTLINE OF TOWER ABOVE 7 1 STOREY PODIUM LEVEL 8 BICYCLE RACK, SEE LANDSCAPE FOR DETAILS 9 OUTLINE OF PRIVATE TERRACE ABOVE 10 OUTLINE OF BELOW GRADE GARAGE 11 1.5m WIDE ASPHALT FEDESTRIAN PATH 12 1.5m WIDE ASPHALT PATH WITH LOW FENCE 13 AT GRADE COMMUNAL TERRACE 14 5m WIDE ASPHALT PATH 15 EXISTING 1.5m WIDE ASPHALT FEDESTRIAN PATH 16 EXISTING BUILDINGS ON ADJACENT PROPERTY 17 EXISTING WOODED AREA TO REMAIN 18 REMAINING WALL WITH GUARD RAIL AS REQUIRED 19 LOADING / SERVICE BAY / GARAGE PICKUP 20 OUTLINE OF EXISTING BUILDING TO BE REMOVED 21 EXISTING CHAINLINK FENCE TO BE REMOVED 22 EXISTING TREE TO BE PRESERVED



PROJECT INFORMATION	PROVIDED
<p>ZONING 107-27243 (S448)</p> <p>SITE AREA 22,891.0 sq. m. (247,743 sq. ft.)</p> <p>REQUIRED (AS PER SCHEDULE S448)</p> <p>BUILDING HEIGHT - LEES AVENUE: 10.0m BUILDING HEIGHT - BUILDING B: 22.891 m BUILDING HEIGHT - BUILDING C: 23 STOREYS - 103.0m BUILDING HEIGHT - BUILDING D: 28 STOREYS - 89.0m GRADE - BUILDING A (GROUND = 64.0m): 65.0m gpa. elev. GRADE - BUILDING B-C (GROUND = 67.2m): 67.2m gpa. elev. FRONT YARD SETBACK - LEES AVENUE: 3.0m FRONT YARD SETBACK - HA ZONE: 2.0m INTERIOR YARD SETBACK - EAST: 12.0m INTERIOR YARD SETBACK - WEST: 17.0m REAR YARD SETBACK: 6.0m AMENITY SPACE - PER UNIT: 489.0 sq. m. EXTENSIVE AMENITY SPACE - 2% LOT AREA: 0.1 PER UNIT VEHICLE PARKING - VISITOR ONLY: 0.5 PER UNIT BICYCLE PARKING - COMMERCIAL: 1 PER 200m² GFA</p>	<p>BUILDING HEIGHT - BUILDING A: 28 STOREYS - 89.0m BUILDING HEIGHT - BUILDING B: 23 STOREYS - 103.0m BUILDING HEIGHT - BUILDING C: 28 STOREYS - 89.0m BUILDING HEIGHT - BUILDING D: 65.0m gpa. elev. GRADE - BUILDING A (GROUND = 64.0m): 65.0m gpa. elev. GRADE - BUILDING B-C (GROUND = 67.2m): 67.2m gpa. elev. FRONT YARD SETBACK - LEES AVENUE: 64.0m gpa. elev. FRONT YARD SETBACK - HA ZONE: 627.0m UNIT COUNT: 1,539 units CORNER YARD SETBACK - TD ZONE: 1.0m CORNER YARD SETBACK - TD ZONE: 23.0m INTERIOR YARD SETBACK - TD ZONE: 12.0m INTERIOR YARD SETBACK ABOVE 6 STOREYS: 12.0m REAR YARD SETBACK - TD ZONE: 18.0m VEHICLE PARKING - VISITOR: 450 VEHICLE PARKING - RESIDENTIAL UNIT: 814 VEHICLE PARKING - RESIDENTIAL UNIT: 120 BICYCLE PARKING - RESIDENTIAL: 1182 BICYCLE PARKING - COMMERCIAL: 52 LOT COVERAGE: 38.9% EXTERIOR AMENITY SPACE: 3,800.0 sq. m. GROUND FLOOR TRANSPARENT GLAZING: 92,344.6 sq. m. TOTAL PRODUCT G.F.A.: 994,200.0 sq. ft.</p>
CAR PARKING	PROVIDED
<p>REQUIRED</p> <p>RESIDENCE: -Area 2' NOT REQUIRED VISITOR: -MAXIMUM 10 PER BUILDING (0) COMMERCIAL: -Area 2' NOT REQUIRED</p> <p>PROVIDED</p> <p>RESIDENCE: -0.53 PER UNIT (1,517 UNITS) VISITOR - INTERIOR: -0.072 PER UNIT VISITOR - SURFACE: -0.017 PER UNIT CAR SHARE: -0.62 PER UNIT</p>	<p>750 789 786</p> <p>804 169 17 4 804</p>
BICYCLE PARKING	PROVIDED
<p>REQUIRED</p> <p>RESIDENCE: -0.5 PER UNIT (1,517 UNITS) COMMERCIAL: -1 PER 250m² GFA (2,518.7m²)</p> <p>PROVIDED</p> <p>RESIDENCE: 1,782 INTERIOR: 52 EXTERIOR: 1,834</p>	<p>0.0 sq. ft. 0.000 sq. ft. 1,817.7 sq. ft. 13,581.9 sq. ft. 2,188.8 sq. ft. 12,114.4 sq. ft. 13,009.9 sq. ft. 1,178.2 sq. ft. 12,889.9 sq. ft. 3,541.14 sq. ft. 3,528.5 sq. ft. 3,110.03 sq. ft. 3,787.89 sq. ft. 12,114.4 sq. ft. 6,588.34 sq. ft. 6,339.34 sq. ft. 6,792.84 sq. ft. 15,248.84 sq. ft. 15,248.84 sq. ft. 15,486.0 sq. ft. 164,129.84 sq. ft. 1,080.4 sq. ft. 1,080.4 sq. ft. 1,190.7 sq. ft. 11,904.94 sq. ft. 0.0 sq. ft. 0.0 sq. ft. 0.0 sq. ft. 46,207.2 sq. ft. 46,207.2 sq. ft. 8,511.84 sq. ft. 8,511.84 sq. ft. 8,503.94 sq. ft. 13,919.15 sq. ft.</p>
AMENITY SPACE	PROVIDED
<p>EXISTING BUILDINGS 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 = 1,600.0 sq. m. COMMUNAL EXTERIOR PATIO - 7th LEVEL = 1,200.0 sq. m. PRIVATE BALCONIES = 3,800.0 sq. m.</p> <p>TOTAL = 11,300.0 sq. m.</p> <p>REQUIRED: 6.0M² PER UNIT (1,517) 9,120.0 sq. m. REQUIRED COMMUNAL @ 9% = 4,951.8 sq. m.</p>	<p>304,142.94 sq. ft. 5,117.44 sq. ft. 3,541.14 sq. ft. 3,528.5 sq. ft. 3,110.03 sq. ft. 3,787.89 sq. ft. 12,114.4 sq. ft. 6,588.34 sq. ft. 6,339.34 sq. ft. 6,792.84 sq. ft. 15,248.84 sq. ft. 15,248.84 sq. ft. 15,486.0 sq. ft. 164,129.84 sq. ft. 1,080.4 sq. ft. 1,080.4 sq. ft. 1,190.7 sq. ft. 11,904.94 sq. ft. 0.0 sq. ft. 0.0 sq. ft. 0.0 sq. ft. 46,207.2 sq. ft. 46,207.2 sq. ft. 8,511.84 sq. ft. 8,511.84 sq. ft. 8,503.94 sq. ft. 13,919.15 sq. ft.</p>
LAND PHASE AREA	PROVIDED
<p>BUILDING 'A' = 6,070.5 sq. m. BUILDING 'B-C' = 7,017.4 sq. m. BUILDING 'D' = 7,569.8 sq. m. PARKLAND = 2,295.8 sq. m. TOTAL = 22,943.5 sq. m.</p>	<p>26,455 30,556 32,995 10,076</p>
LOT COVERAGE	PROVIDED
<p>BUILDING FOOTPRINT 'A' = 2,322.4 sq. m. BUILDING FOOTPRINT 'B-C' = 3,702.3 sq. m. BUILDING FOOTPRINT 'D' = 3,292.3 sq. m. LANDSCAPE SURFACE = 8,865.4 sq. m. PARKLAND = 2,295.8 sq. m. TOTAL = 22,943.5 sq. m.</p>	<p>11.91% 16.40% 14.59% 38.75% 10.07%</p>
SOLID WASTE	PROVIDED
<p>BUILDING 'A' - 450 UNITS GARBAGE: 0.11 Y PER UNIT RECYCLING - GMP: 0.01 Y PER UNIT ORGANICS: 0.03 Y PER UNIT</p> <p>BUILDING 'C' - 369 UNITS GARBAGE: 0.11 Y PER UNIT RECYCLING - GMP: 0.01 Y PER UNIT RECYCLING - FIBRE: 0.03 Y PER UNIT ORGANICS: 1 - 240.1 BIN PER PER 50 UNITS</p> <p>BUILDING 'D' - 346 UNITS GARBAGE: 0.11 Y PER UNIT RECYCLING - GMP: 0.01 Y PER UNIT RECYCLING - FIBRE: 0.03 Y PER UNIT ORGANICS: 1 - 240.1 BIN PER PER 50 UNITS</p>	<p>204 FLOOR: 1,342.6 sq. ft. 2nd FLOOR: 4,908.4 sq. ft. 3rd - 5th FLOOR: 42,148.9 sq. ft. 6th FLOOR PODIUM: 14,300.9 sq. ft. 7th FLOOR: 6,565.9 sq. ft. 7th FLOOR TOWER: 12,589.1 sq. ft. 8th - 28th FLOOR TOWER: 152,881.9 sq. ft. 29th - 28th FLOOR: 11,862.94 sq. ft. MECHANICAL LEVEL: 0.0 sq. ft. MECHANICAL LEVEL TOWER C: 0.0 sq. ft. TOTAL AREA: 21,842.2 sq. ft. TOWER FOOTPRINT: 811.84 sq. ft. VEHICLE PARKING: 8,503.94 sq. ft. BICYCLE PARKING: 289 TOTAL UNITS: 1,539</p>

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA ZONING BY-LAW AND THE CITY OF OTTAWA BUILDING BY-LAW.

2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.

3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.

4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.

CLIENT

PREPARED BY

DATE

SCALE

PROJECT

CLIENT

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DATE

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