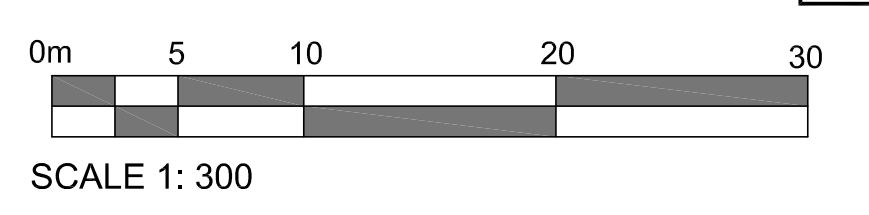


1 SITE PLAN - OVERALL
SP-2
SCALE = 1 : 300



PROJECT DEVELOPER Manor Park Management 231 Britany Drive, Suite D Ottawa, ON Canada, K1K 0R8 E-Mail: isa@manorparkcap.com	PROJECT MANAGER Renfro Land Management 371A Richmond Rd. Unit 2, Ottawa, ON K2L 1Y3 Tel: (613) 883-6124 E-Mail: davidrenfro@outlook.com	LEGAL DESCRIPTION TOPOGRAPHIC SURVEY OF LOT 5 AND PART OF LOTS 6 AND 7 BLOCK 2 REGISTERED PLAN 29 AND LOT 88 AND PART OF LOTS 40 & 41 REGISTERED PLAN 49 CITY OF OTTAWA
SURVEYOR FAIRHALL, MOFFATT & WOODLAND LIMITED 100-600 TERRY FOX DRIVE KANATA, ONTARIO K2L 4B6 Fax: (613) 591-2580 Email:	GEOTECHNICAL ENGINEER paterson group 154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: 613.226-7381 Email: DGilbert@Patersongroup.ca	URBAN PLANNER FoTenn Consultants Inc. 396 Cooper Street, Unit 300 Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: posen@fotenn.com
CIVIL ENGINEER WSP 300 - 2611 Queensview Drive Ottawa, ON K2B 8K2 Tel: +1 613-829-2800 Email: Ishaque.Jafferjee@wsp.com	TRANSPORTATION ENGINEER CGH Transportation Inc. 13 Markham Avenue Ottawa, ON K2G 3Z1 Tel: (343) 999-9117 Email: Christopher.Gordon@CGHtransportation.com	LANDSCAPE DESIGNER LEVSTEK CONSULTANTS 5871 Hugh Crescent Ottawa, ON Canada, K0a 2w0 Tel: (613) 826-0518 E-Mail: rievstek@iarocquelevstek.com

PROJECT INFORMATION ZONING: TM(2363) 3365-h SITE AREA: 12,165.45 sq m PHASE 1 AREA: 6,150.19 sq m PHASE 2 AREA: 6,015.26 sq m		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. COPYRIGHT RESERVED.
BUILDING STATISTICS BUILDING HEIGHT - Building 'A': 8 STOREYS - 29.0 m BUILDING HEIGHT - Tower 'B1': 37 STOREYS - 116.0 m BUILDING HEIGHT - Tower 'B2': 28 STOREYS - 89.0 m BUILDING HEIGHT - Tower 'B3': 16 STOREYS - 53.0 m PROPOSED FSI: 55,824.0 sq m / 600,884 sq ft / 4.60		NOTATION SYMBOLS: (01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET. (02) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE. (03) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON ARXO SERIES. (04) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON ARXO SERIES. (05) - DETAIL NUMBER (06) TITLE (07) - DETAIL REFERENCE PAGE (08) - DETAIL CROSS REFERENCE PAGE
GROSS BUILDING - AREAS BUILDING 'A': 2,516.6 sq m / 27,089 sq ft TOWER 'B1': 24,146.4 sq m / 259,910 sq ft TOWER 'B2': 19,197.8 sq m / 206,643 sq ft TOWER 'B3': 10,445.7 sq m / 114,588 sq ft TOTAL AREA: 55,961.91 sq m / 602,269 sq ft		UNIT STATISTICS BUILDING 'A': 1 BEDROOM UNITS = 22 / 36 TOWER 'B1': 1 BEDROOM UNITS = 269 / 384 TOWER 'B2': 2 BEDROOM UNITS = 80 / 318 TOWER 'B3': 1 BEDROOM UNITS = 15 / 169 TOTAL UNITS: 917
AMENITY AREA REQUIRED (917 UNITS X 6 m²) = 5,502 sq. m. REQUIRED COMMUNAL @ 50% = 2,751 sq. m. PROVIDED INDOOR AMENITY AREA (COMMUNAL): 1,024.5 sq m OUTDOOR AMENITY AREA (COMMUNAL - LANDSCAPED COURTYARDS): 2,442.6 sq m PRIVATE OUTDOOR AMENITY AREA (PRIVATE BALCONIES, PATIOS): 2,129.2 sq m TOTAL: 5,746.8 sq m TOTAL COMMUNAL (63%): 3,635.5 sq m		
LOT COVERAGE DRIVEWAYS & PARKING = 2,054.05 sq. m. / 16.81% PAVED SURFACE = 1,796.2 sq. m. / 14.82% BUILDINGS' FOOTPRINT = 3,079.44 sq. m. / 25.32% LANDSCAPE OPEN SPACE = 3,852.25 sq. m. / 31.75% PARK LAND SPACE = 685.69 sq. m. / 5.64% POPS SPACE = 542.58 sq. m. / 4.46% TOTAL = 12,367.63 sq. m. / 100.00%		DRAWING NOTES: (1) PROPERTY LINE (2) PROPOSED ROAD WIDENING (3) OUTLINE OF TOWER (4) LINE OF TOWER BALCONIES ABOVE (5) LINE OF PARKING GARAGE BELOW (6) HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN (7) EXTERIOR ROOF TOP AMENITY SPACE (8) - (9) SERVICE AREA (10) RAISED PEDESTRIAN CROSS WALK WITH TWISI (11) BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE (12) SIAMSESE CONNECTION (13) PARKING GARAGE INTAKE / EXHAUST GRILL (14) 2.6 X 5.2m STANDARD PARKING SPACES (15) DRIVEWAY WITH 150mm BARRIER CURB (16) FIRE HYDRANT (17) SOFT LANDSCAPING (18) 2.0m WIDE CONCRETE SIDEWALK (19) EXTERIOR PATIO (COMMERCIAL / COMMUNAL) (20) BELOW GRADE CISTERN (21) CITY SIDEWALK INSTALL SUMMER OF 2021 (22) RAISED PLANTER (23) - (24) - (25) PARKLAND DEDICATION AREA (26) PHASING LINE (27) HARD SURFACE WALKING SURFACE (28) AT GRADE PRIVATE PATIOS WITH PRIVACY SCREENS (29) 6.0M WIDE FIRE ROUTE (30) EXISTING CHAIN LINK FENCE (31) EXISTING SOFT LANDSCAPED BOULEVARD (32) - (33) EXISTING TREE TO REMAIN PROTECT AS REQUIRED (34) ALTER EXISTING STREET AS SHOWN (35) PARKING GRADE EXIT STAIR (36) PROPOSED BUILDING SERVICES, SEE CIVIL (37) 2.1m HT. SOLID WOOD FENCE (38) - (39) GAS PRESSURE RELEASE STATION (40) ELECTRIC VEHICLE CHARGING STATION (41) ACCESSIBLE PARKING SPACE (42) DEPRESSED CURB - TWISI AS SHOWN (43) CYCLE REPAIR STATION (44) DEPRESSED CURB AND CONTINUOUS SIDEWALK TO CITY STANDARDS, SEE CIVIL (45) 2.5m SURFACE EASEMENT (46) PROPOSED CITY BOULEVARD - CYCLE TRACK / WARNING STRIP / SIDEWALK
CAR PARKING REQUIRED RESIDENTS: 0.5 PER UNIT (W/ 12 PER BUILDING) / 435 VISITORS: 0.1 PER UNIT (W/ 12 PER BUILDING) / 87 COMMERCIAL AREA: NOT REQUIRED / 0 TOTAL: 522 PROVIDED RESIDENTS: 0.80 PER UNIT (917 UNITS) / 732 VISITORS: 0.1 PER UNIT (W/ 12 PER BUILDING) / 87 TOTAL: 819		REVISIONS: ARCHITECT SEAL: [Seal] NORTH ARROW: [Arrow] SEAL DATE: STAMP DATE CLIENT: 2705460 Ontario Inc. ARCHITECT: rla/architecture 56 beech street, ottawa, ontario K1S 3j6 t. 613.724.9932 f. 613.724.1209 a@architectre.ca
BICYCLE PARKING REQUIRED RESIDENTS: 0.5 PER UNIT (915 UNITS) / 458 COMMERCIAL AREA: @ 1.0 PER 250m² OF G.F.A. / 1 TOTAL: 459 PROVIDED EXTERIOR: 36 U/G PARKING LEVEL P1 FOR - PHASE 1: 410 U/G PARKING LEVEL P1 FOR - PHASE 2: 465 TOTAL: 0.95 PER UNIT (915 UNITS) / 911		LOCATION SURFACE PARKING SPACES: 20 LEVEL P1 PARKING SPACES: 243 LEVEL P2 PARKING SPACES: 233 LEVEL P3 PARKING SPACES: 233 LEVEL P4 PARKING SPACES: 90 TOTAL: 819
PROJECT DEVELOPER Manor Park Management 231 Britany Drive, Suite D Ottawa, ON Canada, K1K 0R8 E-Mail: isa@manorparkcap.com		PROJECT MANAGER Renfro Land Management 371A Richmond Rd. Unit 2, Ottawa, ON K2L 1Y3 Tel: (613) 883-6124 E-Mail: davidrenfro@outlook.com
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CIVIL ENGINEER WSP 300 - 2611 Queensview Drive Ottawa, ON K2B 8K2 Tel: +1 613-829-2800 Email: Ishaque.Jafferjee@wsp.com		TRANSPORTATION ENGINEER CGH Transportation Inc. 13 Markham Avenue Ottawa, ON K2G 3Z1 Tel: (343) 999-9117 Email: Christopher.Gordon@CGHtransportation.com
LEGAL DESCRIPTION TOPOGRAPHIC SURVEY OF LOT 5 AND PART OF LOTS 6 AND 7 BLOCK 2 REGISTERED PLAN 29 AND LOT 88 AND PART OF LOTS 40 & 41 REGISTERED PLAN 49 CITY OF OTTAWA		URBAN PLANNER FoTenn Consultants Inc. 396 Cooper Street, Unit 300 Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: posen@fotenn.com
LANDSCAPE DESIGNER LEVSTEK CONSULTANTS 5871 Hugh Crescent Ottawa, ON Canada, K0a 2w0 Tel: (613) 826-0518 E-Mail: rievstek@iarocquelevstek.com		CLIENT: 2705460 Ontario Inc. ARCHITECT: rla/architecture 56 beech street, ottawa, ontario K1S 3j6 t. 613.724.9932 f. 613.724.1209 a@architectre.ca
PROJECT TITLE: 112 MONTREAL ROAD SHEET TITLE: SITE PLAN OVERALL DRAWN: RV CHECKED: R.V. SCALE: 1:300 SHEET No.: SP-2 PROJECT No.: 2026		LOCATION SURFACE PARKING SPACES: 20 LEVEL P1 PARKING SPACES: 243 LEVEL P2 PARKING SPACES: 233 LEVEL P3 PARKING SPACES: 233 LEVEL P4 PARKING SPACES: 90 TOTAL: 819