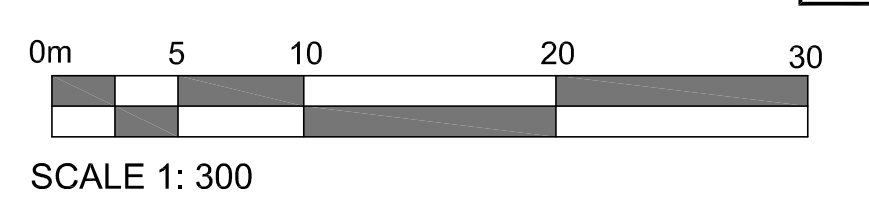


**1 SITE PLAN - OVERALL**  
 SP-2  
 SCALE = 1 : 300



<b>PROJECT DEVELOPER</b> <b>Manor Park Management</b> 231 Britany Drive, Suite D Ottawa, ON Canada, K1K 0R8 E-Mail: isa@manorparkcap.com	<b>PROJECT MANAGER</b> <b>Renfro Land Management</b> 371A Richmond Rd. Unit 2, Ottawa, ON K2L 1Y3 Tel: (613) 883-6124 E-Mail: davidrenfro@outlook.com	<b>LEGAL DESCRIPTION</b> 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
<b>SURVEYOR</b> <b>FAIRHALL, MOFFATT &amp; WOODLAND LIMITED</b> 100-600 TERRY FOX DRIVE KANATA, ONTARIO K2L 4B6 Tel: (613) 591-2580 Fax: (613) 591-1495 Email:	<b>GEOTECHNICAL ENGINEER</b> <b>paterson group</b> 154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: 613.226-7381 Email: DGilbert@Patersongroup.ca	<b>URBAN PLANNER</b> <b>FoTenn Consultants Inc.</b> 396 Cooper Street, Unit 300 Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: posen@fotenn.com
<b>CIVIL ENGINEER</b> <b>WSP</b> 300 - 2611 Queensview Drive Ottawa, ON K2B 8K2 Tel: +1 613-829-2800 Email: Ishaque.Jafferjee@wsp.com	<b>TRANSPORTATION ENGINEER</b> <b>CGH Transportation Inc.</b> 13 Markham Avenue Ottawa, ON K2G 3Z1 Tel: (343) 999-9117 Email: Christopher.Gordon@CGHtransportation.com	<b>LANDSCAPE DESIGNER</b> <b>LEVSTEK CONSULTANTS</b> 5871 Hugh Crescent Ottawa, ON Canada, K0a 2w0 Tel: (613) 826-0518 E-Mail: rievstek@iarocquelevstek.com

<b>PROJECT INFORMATION</b> 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.
<b>BUILDING STATISTICS</b> 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		<b>NOTATION SYMBOLS:</b> (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 AR00 SERIES. (04) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON AR00 SERIES. (05) TITLE (06) DETAIL REFERENCE PAGE (07) DETAIL CROSS REFERENCE PAGE
<b>GROSS BUILDING - AREAS</b> 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 / 114,589 sq ft TOTAL AREA: 55,961.91 sq m / 602,269 sq ft		<b>UNIT STATISTICS</b> BUILDING 'A': 1 BEDROOM UNITS = 22 / 36 TOWER 'B1': 1 BEDROOM UNITS = 269 / 384 TOWER 'B2': 2 BEDROOM UNITS = 60 / 318 TOWER 'B3': 1 BEDROOM UNITS = 15 / 169 TOTAL UNITS: 917
<b>AMENITY AREA</b> REQUIRED (917 UNITS X 6 m²) = 5,502 sq. m. REQUIRED COMMUNAL @ 50% = 2,751 sq. m. <b>PROVIDED</b> 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 <b>TOTAL</b> : 5,746.8 sq m <b>TOTAL COMMUNAL (63%)</b> : 3,635.5 sq m		
<b>LOT COVERAGE</b> DRIVEWAYS & PARKING = 2,054.05 sq. m. / 16.81% PAVED SURFACE = 1,796.2 sq. m. / 14.82% BUILDINGS' FOOTPRINT = 3,078.44 sq. m. / 25.32% LANDSCAPE OPEN SPACE = 3,852.25 sq. m. / 31.55% PARK LAND SPACE = 685.69 sq. m. / 5.54% POPS SPACE = 542.58 sq. m. / 4.46% <b>TOTAL</b> = 12,367.63 sq. m. / 100.00% SITE AREA = 12,165.45 sq. m. LAND TO BE ACQUIRED = 202.18 sq. m.		<b>REVISIONS:</b> ARCHITECT SEAL: [Seal] NORTH ARROW: [Arrow] SEAL DATE: STAMP DATE CLIENT: <b>2705460 Ontario Inc.</b> ARCHITECT: <b>rla/architecture</b> roderick lahey architect inc. 56 beech street, ottawa, ontario K1S 3j6 t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca
<b>CAR PARKING</b> <b>REQUIRED</b> 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 <b>TOTAL</b> : 522 <b>PROVIDED</b> RESIDENTS: 0.80 PER UNIT (917 UNITS) / 732 VISITORS: 0.1 PER UNIT (W/ 12 PER BUILDING) / 87 <b>TOTAL</b> : 819		<b>LOCATION</b> SURFACE PARKING SPACES: 20 LEVEL P1 PARKING SPACES: 243 LEVEL P2 PARKING SPACES: 233 LEVEL P3 PARKING SPACES: 233 LEVEL P4 PARKING SPACES: 90 <b>TOTAL</b> : 819
<b>BICYCLE PARKING</b> <b>REQUIRED</b> RESIDENTS: 0.5 PER UNIT (915 UNITS) / 458 COMMERCIAL AREA: @ 1.0 PER 250m² OF G.F.A. / 1 <b>TOTAL</b> : 459 <b>PROVIDED</b> EXTERIOR: 36 U/G PARKING LEVEL P1 FOR - PHASE 1: 410 U/G PARKING LEVEL P1 FOR - PHASE 2: 465 <b>TOTAL</b> : 0.95 PER UNIT (915 UNITS) / 911		<b>DRAWING NOTES:</b> (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 TWSI (11) BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE (12) SIAMESE 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 - TWSI AS SHOWN (43) CYCLE REPAIR STATION (44) - (45) PROPOSED CITY BOULEVARD - CYCLE TRACK / WARNING STRIP / SIDEWALK
<b>SITE PLAN SYMBOLS:</b> SOFT LANDSCAPE PEDESTRIAN WALKING SURFACE DRIVING / PARKING AREA CONCRETE SIDEWALK CONCRETE DRIVEWAY / RAMP UNDEVELOPED AREA PARKLAND DEDICATION PROPERTY LINE FENCE LINE BIKE RACK ENTRANCE / EXIT DOOR COMMERCIAL / EXIT DOOR FIRE HYDRANT VEHICULAR DIRECTION EXISTING TREE TO REMAIN SIAMESE CONNECTION NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN		<b>REVISIONS:</b> No. / DESCRIPTION / DATE 1 / ISSUED FOR SPC 1st COMMENT RESPONSE / 2023 03 15 2 / ISSUED FOR UDRP SPC SUBMISSION / 2023 01 19 3 / ISSUED FOR CONSULTANT COORDINATION / 2023 01 10 4 / ISSUED FOR SPC APPLICATION - PHASE 1 / 2022 09 13 5 / ISSUED FOR CONSULTANT COORDINATION / 2022 06 22 6 / ISSUED FOR CONSULTANT COORDINATION / 2022 02 21