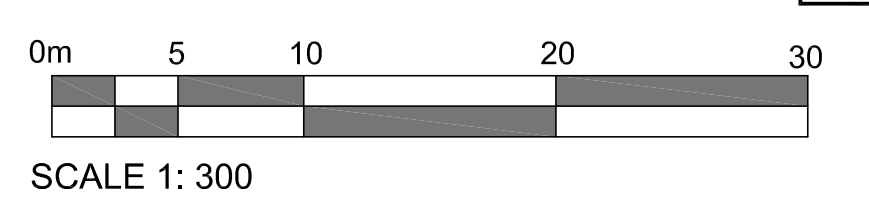


1 SITE PLAN - OVERALL
SP-2
SCALE = 1 : 300



PROJECT DEVELOPER
Manor Park Management
231 Britanya 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
Tel: (613) 591-2580
Fax: (613) 591-1495
Email:

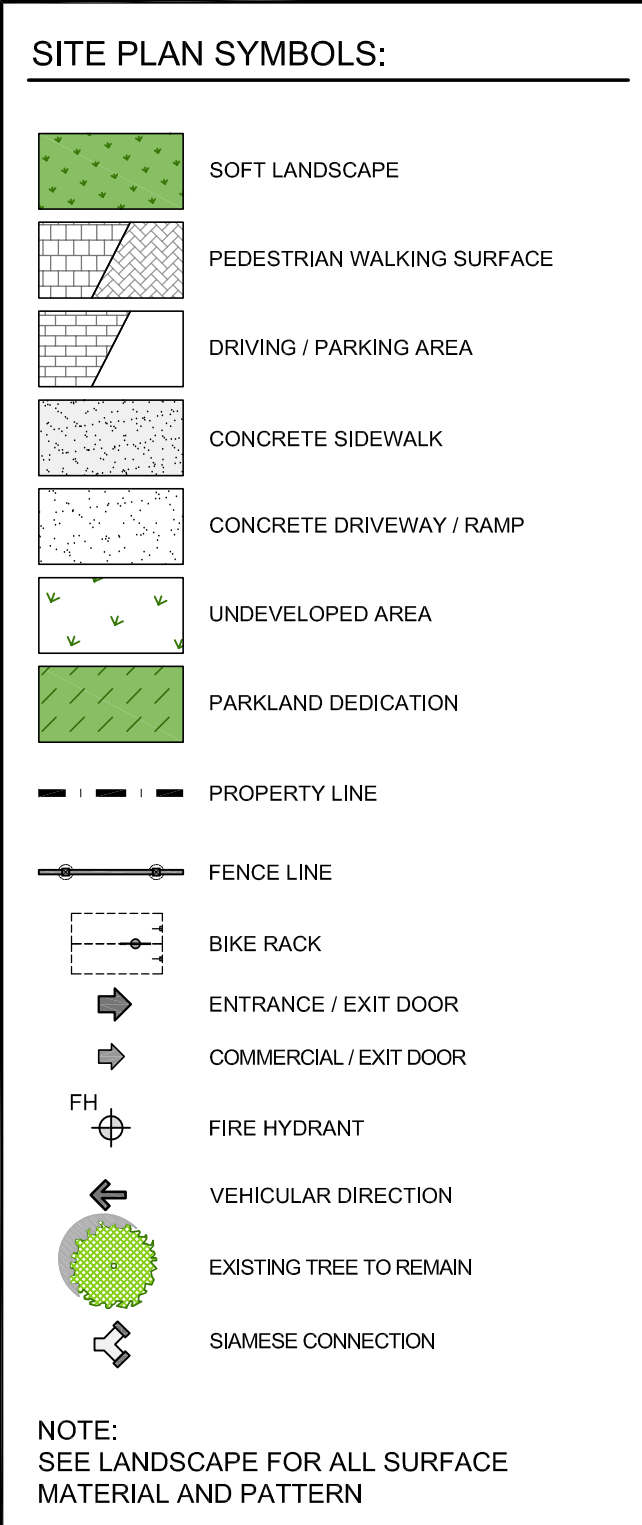
GEOTECHNICAL ENGINEER
paterson group
154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: 613.226-7381
Email: DGilbert@Patersongroup.ca

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



- DRAWING NOTES:**
- PROPERTY LINE
 - PROPOSED ROAD WIDENING
 - OUTLINE OF TOWER
 - LINE OF TOWER BALCONIES ABOVE
 - LINE OF PARKING GARAGE BELOW
 - HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN
 - EXTERIOR ROOF TOP AMENITY SPACE
 - BIKE RACKS. SEE LANDSCAPE PLAN FOR TYPE
 - SIAMSE CONNECTION
 - PARKING GARAGE INTAKE / EXHAUST GRILL
 - 2.6 X 5.2m STANDARD PARKING SPACES
 - DRIVEWAY WITH 150mm BARRIER CURB
 - FIRE HYDRANT
 - SOFT LANDSCAPING
 - 2.0m WIDE CONCRETE SIDEWALK
 - EXTERIOR PATIO (COMMERCIAL / COMMUNAL)
 - AT GRADE PRIVATE PATIOS WITH PRIVACY SCREENS
 - 6.0M WIDE FIRE ROUTE
 - EXISTING CHAIN LINK FENCE
 - EXISTING SOFT LANDSCAPED BOULEVARD
 - ALTER EXISTING STREET AS SHOWN
 - PARKING GRADE EXIT STAIR
 - PROPOSED BUILDING SERVICES, SEE CIVIL
 - 2.1m HT. SOLID WOOD FENCE
 - GAS PRESSURE RELEASE STATION
 - ELECTRIC VEHICLE CHARGING STATION
 - ACCESSIBLE PARKING SPACE
 - DEPRESSED CURB - TWIS AS SHOWN
 - CYCLE REPAIR STATION
 - DEPRESSED CURB AND CONTINUOUS SIDEWALK TO CITY STANDARDS, SEE CIVIL
 - 2.5m SURFACE EASEMENT
 - PROPOSED CITY BOULEVARD - CYCLE TRACK / WARNING STRIP / SIDEWALK

PROJECT INFORMATION	
ZONING	TM(2363) 3365-h
SITE AREA	12,165.45 sq m 130,346 sq ft
PHASE 1 AREA	6,150.19 sq m
PHASE 2 AREA	6,015.26 sq m 64,748 sq ft
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	
GROSS BUILDING - AREAS	
CITY OF OTTAWA'S DEFINITION	
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'	10,045.7 sq m 114,588 sq. ft.
TOTAL AREA	55,961.91 sq m 602,269 sq. ft.
COMMERCIAL AREA IN BUILDING 'A'	185.69 sq m 2,031 sq. ft.
TOWER FLOOR PLATE OF 'B1', 'B2', 'B3'	807.2 sq m 8,689 sq. ft.
UNIT STATISTICS	
BUILDING 'A'	1 BEDROOM UNITS = 22 2 BEDROOM UNITS = 14
36	
TOWER 'B1'	1 BEDROOM UNITS = 269 2 BEDROOM UNITS = 60 3 BEDROOM UNITS = 32
384	
TOWER 'B2'	TOWNHOUSE UNITS = 7 1 BEDROOM UNITS = 193 2 BEDROOM UNITS = 103 3 BEDROOM UNITS = 15
318	
TOWER 'B3'	TOWNHOUSE UNITS = 6 1 BEDROOM UNITS = 8 2 BEDROOM UNITS = 16 3 BEDROOM UNITS = 9
169	
TOTAL UNITS	917
AMENITY AREA	
REQUIRED (917 UNITS X 6 m ²)	= 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	5,796.8 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. 31.55%
PARK LAND SPACE =	685.69 sq. m. 5.54%
POPS SPACE =	542.58 sq. m. 4.46%
TOTAL =	12,367.63 sq. m. 100.00%
SITE AREA =	12,165.45 sq. m.
LAND TO BE ACQUIRED =	202.18 sq. m.
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 (RESTAURANT)	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
BICYCLE PARKING	
REQUIRED	
RESIDENTS	0.5 PER UNIT (915 UNITS)
458	
COMMERCIAL AREA @ 1.0 PER 250m ² 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	911
0.95 PER UNIT (915 UNITS)	
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 ARNO SERIES.
(04)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON ARNO SERIES.
(05)	DETAIL NUMBER
(06)	TITLE
(07)	SCALE
(08)	DETAIL REFERENCE PAGE
(09)	DETAIL CROSS REFERENCE PAGE
REVISIONS:	
ARCHITECT SEAL:	NORTH ARROW:
2705460 Ontario Inc.	
ARCHITECT:	
rla/architecture	
roderick lahey architect inc.	
56 beech street, ottawa, ontario K1S 3j6 t. 613.724.9932 f. 613.724.1209 la@architecture.ca	
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
OTTAWA ONTARIO	
SHEET TITLE:	
SITE PLAN OVERALL	
DRAWN: RV	CHECKED: R.V.
SCALE: 1:300	SHEET No. SP-2
PROJECT No. 2026	