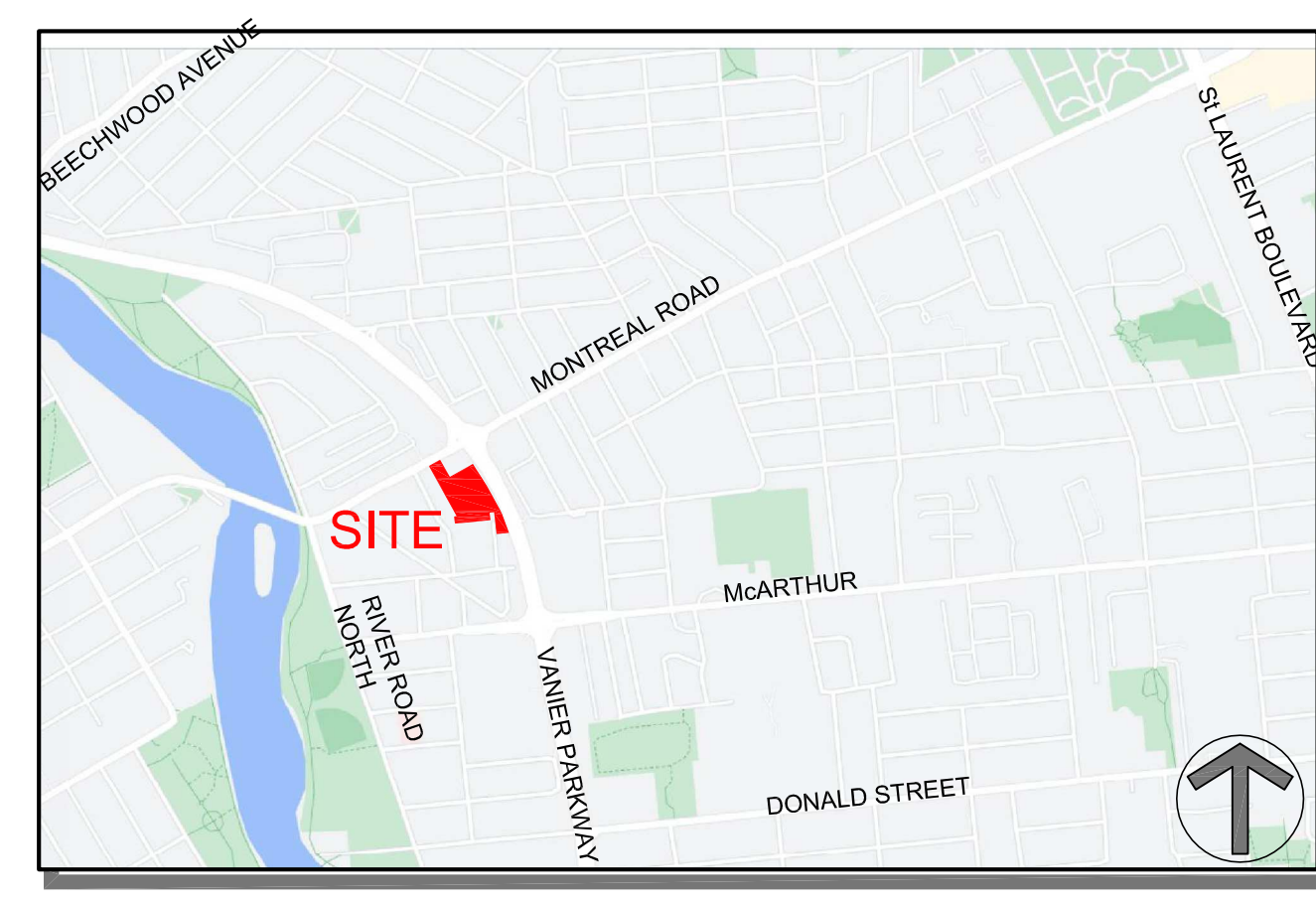


**1 SITE PLAN - PHASE 1**  
 SCALE = 1 : 300

<b>PROJECT DEVELOPER</b> <b>Manor Park Management</b> 231 Brittany Drive, Suite D Ottawa, ON Canada, K1K 0R8 E-Mail: lsa@manorpark.com	<b>PROJECT MANAGER</b> <b>Renfroe Land Management</b> 371A Richmond Rd. Unit 2, Ottawa, ON K2L 1Y3 Tel: (613) 883-6124 E-Mail: davidrenfroe@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: posenn@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> 6 Plaza Court Ottawa, ON K2H 7W1 Tel: (343) 999-9117 Cell: (613) 697-3797 Email: andrew.harte@cgtransportation.com	<b>LANDSCAPE DESIGNER</b> <b>LEVSTEK CONSULTANTS</b> 5871 Hugh Crescent Ottawa, ON Canada, K0a 2w0 Tel: (613) 826-0518 E-Mail: levstek@larocquelevstek.com



KEY MAP

**SITE PLAN SYMBOLS:**

	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

- 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
  - FIRE HYDRANT
  - SERVICE AREA
  - PEDESTRIAN CROSS WALK WITH DEPRESSED CURBS
  - BIKE RACKS, SEE LANDSCAPE PLAN FOR TYPE
  - SIAMESE CONNECTION
  - PARKING GARAGE INTAKE / EXHAUST GRILL
  - 2.8 X 5.2m STANDARD PARKING SPACES
  - DRIVEWAY WITH 150mm BARRIER CURB
  - FIRE HYDRANT
  - SOFT LANDSCAPING
  - 2.0m WIDE CONCRETE SIDEWALK
  - EXTERIOR PATIO (COMMERCIAL / COMMUNAL)
  - BELOW GRADE CISTERN
  - CITY SIDEWALK INSTALL SUMMER OR 2021
  - RAISED PLANTER
  - EXISTING CHAIN LINK FENCE
  - CONSTRUCTION STAGING FENCE
  - PARKLAND DEDICATION AREA
  - PHASING LINE
  - HARD SURFACE WALKING SURFACE
  - ALTER GRADE PRIVATE PATIOS
  - 6.0m WIDE FIRE ROUTE
  - EXISTING CHAIN LINK FENCE
  - EXISTING SOFT LANDSCAPED BOULEVARD
  - PHASE 1 CONSTRUCTION ACCESS
  - EXISTING TREE TO REMAIN PROTECT AS REQUIRED
  - ALTER EXISTING STREET AS SHOWN
  - PARKING GRADE EXIT STAIR
  - PROPOSED BUILDING SERVICES, SEE CIVIL
  - 2.1m HT. SOLID WOOD FENCE

**PROJECT INFORMATION**

TM(2363) S365-H  
 12,165.45 sq m  
 130,948 sq ft  
 6,150.19 sq m  
 66,200 sq ft  
 6,015.26 sq m  
 64,748 sq ft

**REQUIRED**

BUILDING HEIGHT - BLDG A 8 Storeys / 29.0m  
 BUILDING HEIGHT - BLDG B1 37 Storeys / 116.0m  
 BUILDING HEIGHT - BLDG B2 28 Storeys / 89.0m  
 BUILDING HEIGHT - BLDG B3 16 Storeys / 53.0m  
 BUILDING SETBACKS as per Schedule S365-H  
 RESIDENTIAL PARKING - AREA "Y" 0.5 per unit  
 VISITOR PARKING - AREA "Y" 0.1 per unit  
 COMMERCIAL PARKING - RESTAURANT not required  
 BICYCLE PARKING - COMMERCIAL 0.5 per unit  
 AMENITY SPACE 1 per 250m<sup>2</sup> of G.F.A.  
 6.0 m<sup>2</sup> per unit

**PROJECT STATISTICS - PHASE 1**

<b>BUILDING 'A'</b>	STAGE 1 CONSTRUCTION	0.0 sq. m.
PARKING LEVEL		0.00 sq. m.
GROUND FLOOR		0.00 sq. m.
2nd - 4th FLOOR		3 x 321.5 sq. m.
5th - 8th FLOOR		4 x 251.8 sq. m.
MECHANICAL LEVEL		0.00 sq. m.
TOTAL AREA		1,972.09 sq. m.
COMMERCIAL AREA		188.68 sq. m.
UNIT COUNT		34
UNIT PARKING	0.5 PER UNIT AFTER 12 UNITS	11
VISITOR PARKING	0.1 PER UNIT AFTER 12 UNITS	2
BICYCLE PARKING	0.5 PER UNIT	17
COMMERCIAL BICYCLE	1.0 PER 250m <sup>2</sup> of G.F.A.	1

**BUILDING 'B'**

STAGE 2 CONSTRUCTION

PARKING LEVEL	0.0 sq. m.	
GROUND FLOOR	257.2 sq. m.	
2nd - 6th FLOOR	5 x 689.83 sq. m.	
7th FLOOR	5 x 657.8 sq. m.	
8th - 34th FLOOR TOWER	27 x 650.04 sq. m.	
35th - 37th FLOOR	3 x 454.8 sq. m.	
MECHANICAL LEVEL	0.00 sq. m.	
TOTAL AREA	24,146.4 sq. m.	
TOWER FOOTPRINT	807.2 sq. m.	
UNIT COUNT	394	
UNIT PARKING	0.5 PER UNIT AFTER 12 UNITS	191
VISITOR PARKING	0.1 PER UNIT AFTER 12 UNITS	30
BICYCLE PARKING	0.5 PER UNIT	197

**AMENITY SPACE**

EXTERIOR AT GRADE	1,300.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR	220.0 sq. m.
7th FLOOR COMMUNAL INTERIOR	120.0 sq. m.
7th FLOOR COMMUNAL EXTERIOR TERRACE	130.0 sq. m.
35th FLOOR COMMUNAL EXTERIOR TERRACE	100.0 sq. m.
PRIVATE BALCONIES / TERRACES	1,700.0 sq. m.
TOTAL	3,570.0 sq. m.
TOTAL COMMUNAL	1,870.0 sq. m.
REQUIRED - 6.0m <sup>2</sup> PER UNIT (428)	2,568.0 sq. m.
REQUIRED COMMUNAL @ 50%	1,284.0 sq. m.

**UNIT MIX**

TOWNHOUSE UNIT	4
ONE BEDROOM	255
TWO BEDROOM UNIT	159
THREE BEDROOM UNIT	10
TOTAL UNITS	428

**CAR PARKING**

REQUIRED BY ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT (AFTER 12 UNITS)	202
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS MAX. 30)	32
COMMERCIAL RETAIL	- NON REQUIRED	0
TOTAL		234

PROVIDED

RESIDENCE	- 0.59 PER UNIT	254
VISITOR	- 0.07 PER UNIT	32
COMMERCIAL RETAIL	- 0	0
TOTAL		386

**LOCATION**

SURFACE 170

BELOW GRADE - 3 LEVELS 36

**BICYCLE PARKING**

REQUIRED

RESIDENCE	- 0.5 PER UNIT (428 UNITS)	214
COMMERCIAL RETAIL	- 1.0 PER 250m <sup>2</sup> OF G.F.A.	1
TOTAL		225

PROVIDED

EXTERIOR	8
PARKING GARAGE	428
TOTAL	436

**LOT COVERAGE**

UNDEVELOPED AREA	43.81%	5,329.2 sq. m.
PARK LAND SPACE	5.64%	686.0 sq. m.
PAVED SURFACE	13.64%	1,660.0 sq. m.
BUILDING FOOTPRINT	13.13%	1,597.5 sq. m.
LANDSCAPE OPEN SPACE	23.78%	2,892.69 sq. m.
TOTAL	100.00%	12,165.45 sq. m.

**Manor Park Management**

**rla/architecture**  
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 56 beech street, ottawa, ontario K1S 3j6  
 t. 613.724.9932 f. 613.724.1209 laarchitecture.ca

**112 MONTREAL ROAD**

**SITE PLAN PHASE 1**

DRAWN: RV CHECKED: R.V.  
 SCALE: 1:300 SHEET No. SP-1  
 PROJECT No. 2026