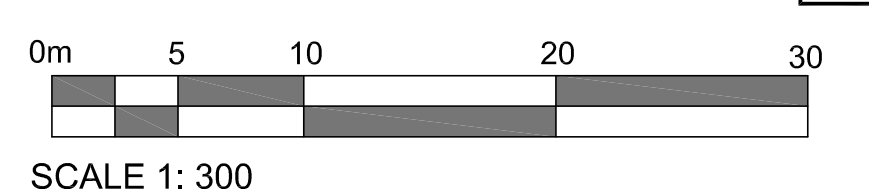
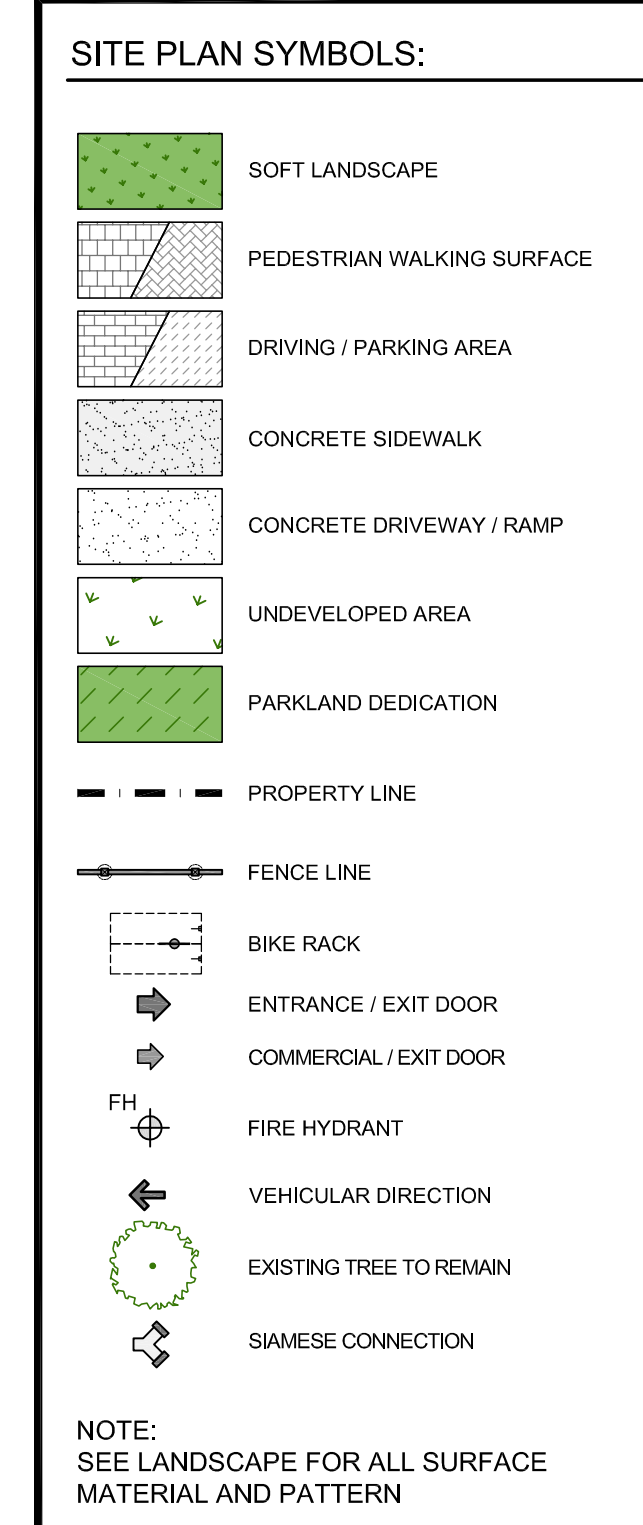




**1 SITE PLAN - OVERALL**  
SP-2  
SCALE = 1 : 300



<b>PROJECT DEVELOPER</b> <b>Manor Park Management</b> 231 Britany Drive, Suite D Ottawa, ON Canada, K1K 0R8 E-Mail: isa@manorpark.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



- 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 SERVICE AREA
  - 9 PEDESTRIAN CROSS WALK WITH DEPRESSED CURBS
  - 10 BICYCLE RACKS. SEE LANDSCAPE PLAN FOR TYPE
  - 11 SIAMESE CONNECTION
  - 12 PARKING GARAGE INTAKE / EXHAUST GRILL
  - 13 DRIVEWAY WITH 150mm BARRIER CURB
  - 14 FIRE HYDRANT
  - 15 SOFT LANDSCAPING
  - 16 2.0m WIDE CONCRETE SIDEWALK
  - 17 EXTERIOR PATIO (COMMERCIAL / COMMUNAL)
  - 18 AT GRADE PRIVATE PATIOS WITH PRIVACY SCREENS
  - 19 6.0M WIDE FIRE ROUTE
  - 20 EXISTING CHAIN LINK FENCE
  - 21 EXISTING SOFT LANDSCAPED BOULEVARD
  - 22 -
  - 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 PROPOSED CITY BOULEVARD - CYCLE TRACK / WARNING STRIP / SIDEWALK

<b>PROJECT INFORMATION</b> ZONING: TM23(83) S365-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		<b>NOTATION SYMBOLS:</b> (1) INDICATES DRAWING NOTES, LISTED ON EACH SHEET. (2) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE. (3) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES. (4) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES. (5) - DETAIL NUMBER (6) - TITLE (7) - DETAIL REFERENCE PAGE (8) - DETAIL CROSS REFERENCE PAGE
<b>GROSS BUILDING - AREAS</b> BUILDING 'A': 1,972.1 sq m TOWER 'B1': 24,146.4 sq m TOWER 'B2': 19,197.8 sq m TOWER 'B3': 10,645.7 sq m TOTAL AREA: 55,962.0 sq m		<b>UNIT STATISTICS</b> BUILDING 'A': 1 BEDROOM UNITS = 20 TOWER 'B1': 1 TOWNHOUSE UNITS = 4 TOWER 'B2': 1 BEDROOM UNITS = 206 TOWER 'B3': 1 BEDROOM UNITS = 103 TOTAL UNITS: 915
<b>AMENITY AREA</b> REQUIRED (915 UNITS X 6 m²) = 5,490 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		
<b>LOT COVERAGE</b> DRIVEWAYS & PARKING = 2,054.05 sq. m. (16.81%) BUILTUP FOOTPRINT = 1,796.2 sq. m. (14.82%) LANDSCAPE OPEN SPACE = 3,852.25 sq. m. (31.15%) PARK LAND SPACE = 685.89 sq. m. (5.54%) TOTAL = 12,367.83 sq. m. (100.00%)		<b>REVISIONS:</b> No.   DESCRIPTION   DATE 1   ISSUED FOR SPC APPLICATION - PHASE 1   2022 09 13 2   ISSUED FOR CONSULTANT COORDINATION   2022 06 22 3   ISSUED FOR CONSULTANT COORDINATION   2022 02 21
<b>CAR PARKING</b> REQUIRED: 0.5 PER UNIT (915 UNITS) = 458 PROVIDED: 521 TOTAL: 521		<b>Manor Park Management</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
<b>BICYCLE PARKING</b> REQUIRED: 0.5 PER UNIT (915 UNITS) = 458 PROVIDED: 459 TOTAL: 459		
<b>LOCATION</b> SURFACE PARKING SPACES: 22 LEVEL P1 PARKING SPACES: 243 LEVEL P2 PARKING SPACES: 233 LEVEL P3 PARKING SPACES: 230 LEVEL P4 PARKING SPACES: 93 TOTAL: 821		<b>112 MONTREAL ROAD</b> OTTAWA ONTARIO SHEET TITLE: <b>SITE PLAN OVERALL</b> DRAWN: RV CHECKED: R.V. SCALE: 1:300 SHEET No.: SP-2 PROJECT No.: 2026