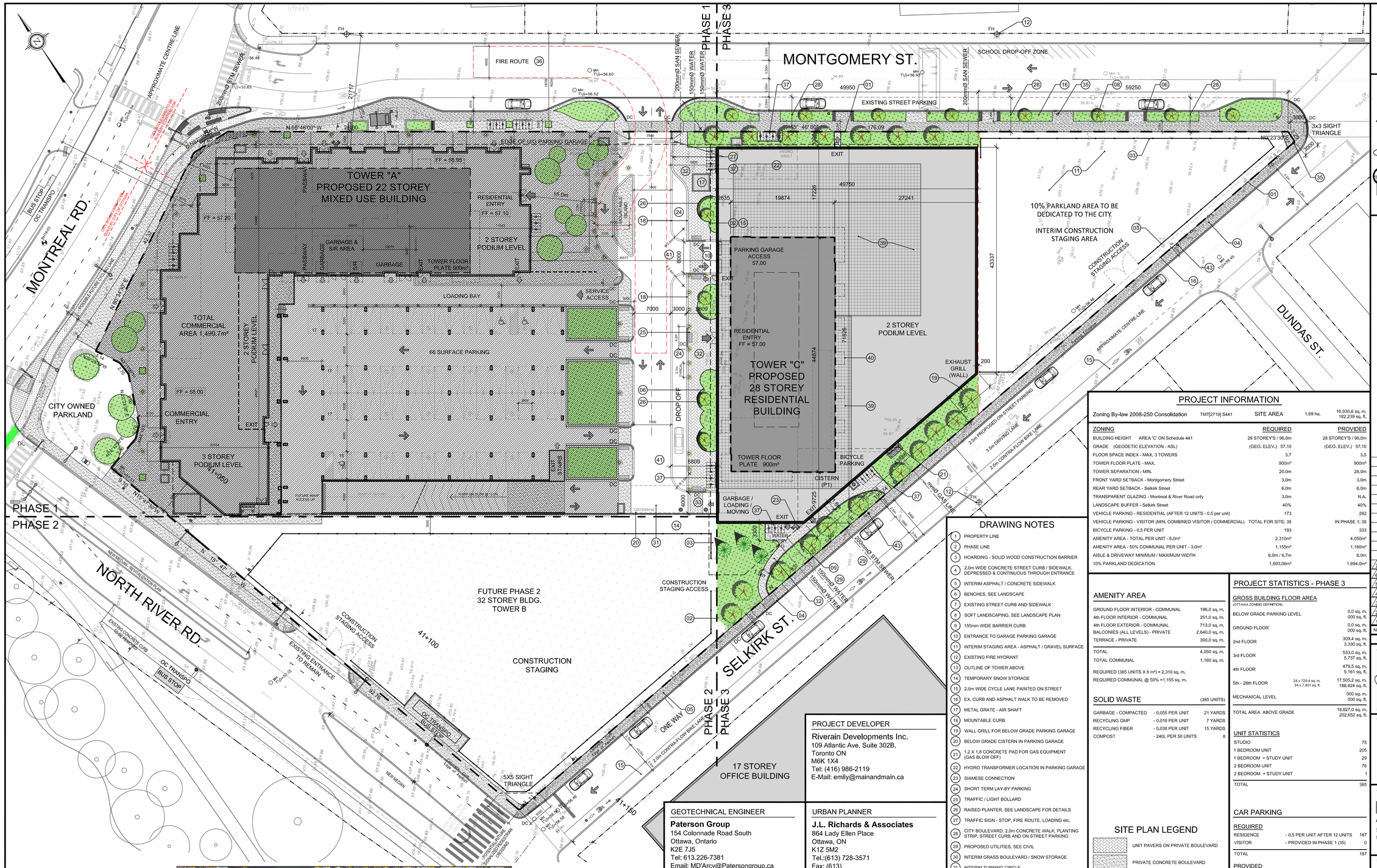

1 SP-1 SITE PLAN - PHASE 1

SCALE =1:300

0m 10 20 30

SCALE 1:300

KEY MAP

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation TM7[2719] S441 SITE AREA 1,69 ha. 16,930.6 sq. m. 182,239 sq. ft.

ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT AREA 'C' ON Schedule 441	28 STOREY'S / 96.0m	28 STOREY'S / 96.0m
GRADE (GEODETIC ELEVATION - ASL)	(GEO. ELEV.) 57.10	(GEO. ELEV.) 57.10
FLOOR SPACE INDEX - MAX. 3 TOWERS	3.7	3.5
TOWER FLOOR PLATE - MAX.	900m²	900m²
TOWER SEPARATION - MIN.	20.0m	26.0m
FRONT YARD SETBACK - Montgomery Street	3.0m	3.0m
REAR YARD SETBACK - Selkirk Street	6.0m	6.0m
TRANSPARENT GLAZING - Montreal & River Road only	3.0m	N.A.
LANDSCAPE BUFFER - Selkirk Street	40%	40%
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 per unit)	173	282
VEHICLE PARKING - VISITOR (MIN. COMBINED VISITOR / COMMERCIAL)	TOTAL FOR SITE: 35	IN PHASE 1: 35
BICYCLE PARKING - 0.5 PER UNIT	193	333
AMENITY AREA - TOTAL PER UNIT - 6.0m²	2,310m²	4,050m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²	1,155m²	1,160m²
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m
10% PARKLAND DEDICATION	1,693.06m²	1,694.0m²

DRAWING NOTES

1. PROPERTY LINE
2. PHASE LINE
3. HOARDING - SOLID WOOD CONSTRUCTION BARRIER
4. 2.0m WIDE CONCRETE STREET CURB / SIDEWALK, DEPRESSED & CONTINUOUS THROUGH ENTRANCE
5. INTERIM ASPHALT / CONCRETE SIDEWALK
6. BENCHES, SEE LANDSCAPE
7. EXISTING STREET CURB AND SIDEWALK
8. SOFT LANDSCAPING, SEE LANDSCAPE PLAN
9. 150mm WIDE BARRIER CURB
10. ENTRANCE TO GARAGE PARKING GARAGE
11. INTERIM STAGING AREA - ASPHALT / GRAVEL SURFACE
12. EXISTING FIRE HYDRANT
13. OUTLINE OF TOWER ABOVE
14. TEMPORARY SNOW STORAGE
15. 2.0m WIDE CYCLE LANE PAINTED ON STREET
16. EX. CURB AND ASPHALT WALK TO BE REMOVED
17. METAL GRATE - AIR SHAFT
18. MOUNTABLE CURB
19. WALL GRILL FOR BELOW GRADE PARKING GARAGE
20. BELOW GRADE CISTERN IN PARKING GARAGE
21. 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)
22. HYDRO TRANSFORMER LOCATION IN PARKING GARAGE
23. SIAMESE CONNECTION
24. SHORT TERM LAY-BY PARKING
25. TRAFFIC / LIGHT BOLLARD
26. RAISED PLANTER, SEE LANDSCAPE FOR DETAILS
27. TRAFFIC SIGN - STOP, FIRE ROUTE, LOADING etc.
28. CITY BOULEVARD, 2.0m CONCRETE WALK, PLANTING STRIP, STREET LIGHT AND OR STREET PARKING
29. PROPOSED UTILITIES, SEE CIVIL
30. INTERIM GRASS BOULEVARD / SNOW STORAGE
31. INTERIM TURNING CIRCLE
32. PEDESTRIAN WALKING SURFACE
33. SERVICE / LOADING BAY; GARBAGE / DELIVERIES
34. 5.0 x 5.0 METRE SIGHT TRIANGLE
35. EXISTING UTILITY POLE
36. 6.0m WIDE FIRE ROUTE
37. BOLLARD STYLE BICYCLE RACK, SEE LANDSCAPE
38. SIGN FOR FIRE TRUCKS NOTING U/G PARKING STRUCTURE BELOW, AS BE OFC REQUIREMENTS
39. EXTERIOR TERRACE ABOVE PODIUM LEVEL
40. BALCONIES
41. ASPHALT DRIVING SURFACE
42. PEDESTRIAN CROSSWALK WITH TWSI & DEPRESSED CURBS
43. EXISTING UTILITY POLE TO BE REMOVED
44. MOUNTABLE CURB WITH CONCRETE TRUCK APRON

AMENITY AREA

GROUND FLOOR INTERIOR - COMMUNAL	196.0 sq. m.
4th FLOOR INTERIOR - COMMUNAL	251.0 sq. m.
4th FLOOR EXTERIOR - COMMUNAL	713.0 sq. m.
BALCONIES (ALL LEVELS) - PRIVATE	2,640.0 sq. m.
TERRACE - PRIVATE	300.0 sq. m.
TOTAL	4,050 sq. m.
TOTAL COMMUNAL	1,160 sq. m.

REQUIRED (385 UNITS X 6 m²) = 2,310 sq. m.
REQUIRED COMMUNAL @ 50% =1,155 sq. m.

SOLID WASTE

(385 UNITS)

GARBAGE - COMPACTED	- 0.055 PER UNIT	21 YARDS
RECYCLING GMP	- 0.018 PER UNIT	7 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	15 YARDS
COMPOST	- 240L PER 50 UNITS	8

SITE PLAN LEGEND

- UNIT PAVERS ON PRIVATE BOULEVARD
- PRIVATE CONCRETE BOULEVARD
- ENCLOSED HOARDING AREA
- CITY BOULEVARD PAVERS
- SOFT LANDSCAPING
- CONCRETE SIDEWALK
- TEMPORARY SNOW STORAGE
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- VEHICLE SERVICE ENTRANCE
- MAIN ENTRANCE
- COMMERCIAL ENTRY / FIRE EXIT
- PROPERTY LINE

PROJECT STATISTICS - PHASE 3

GROSS BUILDING FLOOR AREA

(OTTAWA ZONING DEFINITION)

BELOW GRADE PARKING LEVEL		0,0 sq. m. 000 sq. ft.
GROUND FLOOR		0,0 sq. m. 000 sq. ft.
2nd FLOOR		309,4 sq. m. 3,330 sq. ft.
3rd FLOOR		533,0 sq. m. 5,737 sq. ft.
4th FLOOR		479,5 sq. m. 5,161 sq. ft.
5th - 28th FLOOR	24 x 729,4 sq. m. 24 x 7,851 sq. ft.	17,505,2 sq. m. 188,424 sq. ft.
MECHANICAL LEVEL		000 sq. m. 000 sq. ft.
TOTAL AREA ABOVE GRADE		18,827,0 sq. m. 202,652 sq. ft.

UNIT STATISTICS

STUDIO	75
1 BEDROOM UNIT	205
1 BEDROOM + STUDY UNIT	29
2 BEDROOM UNIT	76
2 BEDROOM + STUDY UNIT	1
TOTAL	385

CAR PARKING

REQUIRED		
RESIDENCE	- 0,5 PER UNIT AFTER 12 UNITS	187
VISITOR	- PROVIDED IN PHASE 1 (35)	0
TOTAL		187
PROVIDED		
RESIDENCE	- 0,74 PER UNIT (385 UNITS)	282
VISITOR	- PROVIDED IN PHASE 1 (35)	0
TOTAL		282

BICYCLE PARKING

REQUIRED		
RESIDENCE	- 0,5 PER UNIT (385 UNITS)	193
PROVIDED		
PARKING GARAGE	-0.77 PER UNIT (385 UNITS)	297
EXTERIOR		36
TOTAL		333

LOCATION

EXTERIOR AT GRADE	36
P1 PARKING LEVEL	78
GROUND FLOOR	195
SECOND FLOOR	12
THIRD FLOOR	12

PROJECT DEVELOPER

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Email: MD'Arcy@Patersongroup.ca

URBAN PLANNER

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864 Lady Ellen Place
Ottawa, ON
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Tel.:(613) 728-3571
Fax: (613) _____
E-Mail: mrivet@jlrichards.ca

LEGAL DESCRIPTION

TOPOGRAPHICAL PLAN OF SURVEY OF

LOTS 2, 4, 6, 8, 10, 12, 14, 16, 32, 33, 34, 35 AND PART OF LOT 1
REGISTERED PLAN 49 AND
LOTS 14, 15, 16 AND
PART OF LOTS 1, 2, 3, 4, AND 5
REGISTERED PLAN 51 AND
PART OF LOT 7
JUNCTION GORE
GEOGRAPHIC TOWNSHIP OF
GLOUCESTER
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

TRANSPORTATION ENGINEER

Parsons
1223 Michael Street, Suite 100,
Ottawa, ON
K1J 7T2
Tel: (613) 601-1528
Cell: (343) 996-5362
Email:Matthew.Mantle@parsons.com

LANDSCAPE ARCHITECT

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Fax: (613) 729-3018
Email: bennell@csw.ca

SURVEYOR

Annis O'Sullivan Vollebekk Ltd.
Ontario Land Surveyors
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Fax: (613) 727-1079
Email: AndyS@aovltd.com

CIVIL ENGINEER

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150 Bermomdsey Road
Toronto, ON M4A 1Y1
Tel: (416) 750-7769
Email: sarrak@lithosgroup.ca

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.

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NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (00) INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 / TITLE / SCALE — DETAIL NUMBER; DETAIL REFERENCE PAGE; DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
7	REVISED AS PER ROUND 2 SPC COMMENTS	Jan. 23, 24
6	ISSUED FOR BUILDING PERMIT	Nov 24, 23
5	REVISED AS PER ROUND 1 SPC COMMENTS	Oct. 03, 23
4	ISSUED FOR 50% REVIEW	Sept 28, 23
3	REVISED AS PER ROUND 1 SPC COMMENTS DRAFT	Sept 25, 23
2	ISSUED FOR SPC APPLICATION PHASE 3	June 14, 23
1	ISSUED FOR OWNER / CONSULTANT REVIEW	June 1, 23

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK J. LAHEY — LICENCE 4375

SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: main + main — Riverain Developments Inc.

ARCHITECT:
RODERICK LAHEY ARCHITECT INC
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE: MAISON RIVERAIN
300 MONTGOMERY STREET
OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

TOWER 'C' - PHASE 3

DRAWN: RV	CHECKED: S.S.
SCALE: 1:300	SHEET No. SP-1
PROJECT No. 2302	

D07-12-23-0087