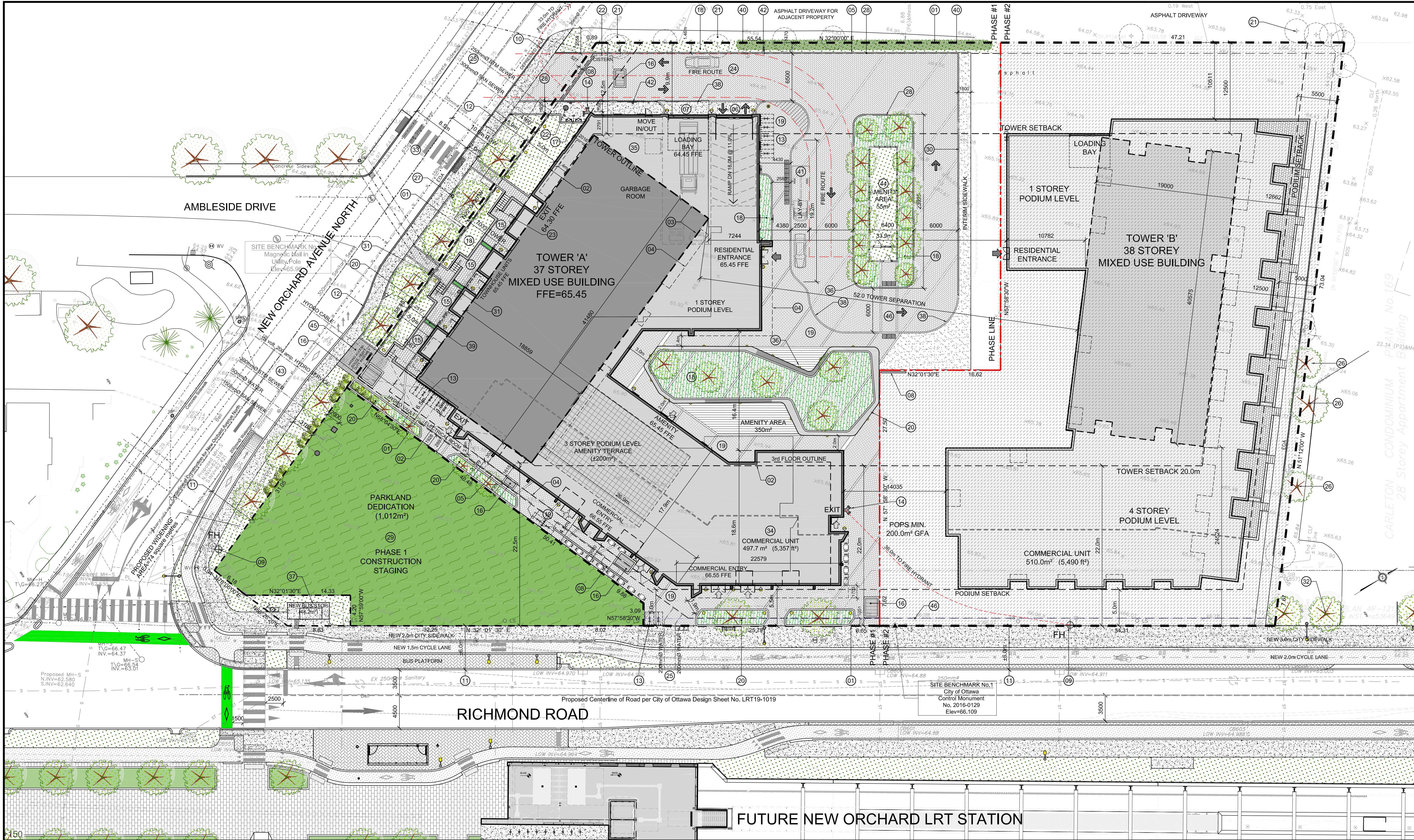




BUILDING STATISTICS

GROUND FLOOR	PHASE 1 - TOWER 'A'
P2 PARKING LEVEL	0.0 sq. m.
P2 PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	711.5 sq. m.
2nd FLOOR	7,659 sq. m.
3rd FLOOR	1,277.3 sq. m.
4th FLOOR - AMENITY LEVEL	13,749 sq. m.
5th - 14th FLOOR	0.0 sq. m.
15th - 35th FLOOR	6,268.2 sq. m.
36th FLOOR - RESIDENTIAL / AMENITY	67,470 sq. m.
AMENITY / MECHANICAL PENTHOUSE	21 x 608.82 sq. m.
TOTAL AREA	13,163.2 sq. m.
TOWER FLOOR PLATE	501.1 sq. m.
(AS DIFFERENT TO OPENING EXCEPTION 2484)	5,394 sq. m.
TOWER BALCONY PROJECTIONS	0.0 sq. m.
	850 sq. m.

UNIT STATISTICS

STUDIO UNIT	10.1%	43
1 BEDROOM UNIT	40.7%	173
1 BEDROOM + DEN UNIT	17.9%	76
2 BEDROOM UNIT	18.1%	77
2 BEDROOM + DEN UNIT	11.1%	47
3 BEDROOM UNIT	1.2%	5
TOWNHOUSE UNIT - 3 BEDROOM	0.9%	4
TOTAL	100%	425

RESIDENTIAL AREA	22,140.4 sq. m.
COMMERCIAL AREA	238,414 sq. m.
CITY OF OTTAWA DEFINITION	502.5 sq. m.
COMMERCIAL AREA	5,409 sq. m.
COMMERCIAL AREA	523.8 sq. m.
(FROM LEASING AREA DEFINITION - NOTED ON FLOOR PLAN)	5,735 sq. m.

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- AREA 'Z' NONE REQUIRED	0
VISITOR	- 0.1 PER DWELLING UNIT (MAX. 30 PER BLDG.)	30
COMMERCIAL	- AREA 'Z' NONE REQUIRED	0
TOTAL		30

PROVIDED

RESIDENCE	- 0.447 PER UNIT	189
VISITOR	- 0.071 PER UNIT	30
COMMERCIAL		35
TOTAL		254

LOCATION

P2 U/G PARKING LEVEL	133
P1 U/G PARKING LEVEL	121
EXTERIOR AT GRADE	0
TOTAL	254

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT	213
COMMERCIAL	- 1.0 PER 250m ² OF G.F.A.	3
TOTAL		216

PROVIDED

RESIDENCE - INTERIOR	- 0.5 PER UNIT	294
RESIDENCE - EXTERIOR		10
COMMERCIAL - EXTERIOR		18
TOTAL		322

LOCATION

P2 U/G PARKING LEVEL	105
P1 U/G PARKING LEVEL	146
2nd FLOOR LEVEL	43
EXTERIOR AT GRADE	28
TOTAL	322

AMENITY SPACE

GROUND FLOOR COMMUNAL EXTERIOR =	350.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR =	200.0 sq. m.
4th FLOOR COMMUNAL INTERIOR =	590.0 sq. m.
4th FLOOR COMMUNAL TERRACE =	200.0 sq. m.
36th FLOOR COMMUNAL INTERIOR =	208.0 sq. m.
37th FLOOR COMMUNAL INTERIOR =	265.0 sq. m.
PRIVATE BALCONIES =	2,520.0 sq. m.
PRIVATE TERRACE =	80.0 sq. m.
TOTAL =	4,413.0 sq. m.
TOTAL COMMUNAL =	1,813.0 sq. m.
REQUIRED - 6.0m ² PER UNIT (425) =	2,550.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,275.0 sq. m.

WASTE REQUIREMENT

GARBAGE - COMPACTED	- 0.053 PER UNIT	23 YARDS
RECYCLING GMP	- 0.018 PER UNIT	8 YARDS
RECYCLING FIBER	- 0.036 PER UNIT	16 YARDS
COMPOST	- 240L PER 50 UNITS	9

LOT COVERAGE

PHASE 2 LANDS	4,004.1 sq. m.	44.22%
POPS (ALL IN PHASE 2)	0.0 sq. m.	0%
PAVED SURFACE	983.3 sq. m.	10.86%
TOWER 'A' FOOTPRINT	2,121.2 sq. m.	23.42%
LANDSCAPE OPEN SPACE	1,947.2 sq. m.	21.50%
TOTAL	9,055.8 sq. m.	100.0%

LANDSCAPE DEDICATION	1,012.0 sq. m.
NEW ORCHARD ROW	74.0 sq. m.
BUS STOP	48.2 sq. m.
TOTAL	1,134.2 sq. m.

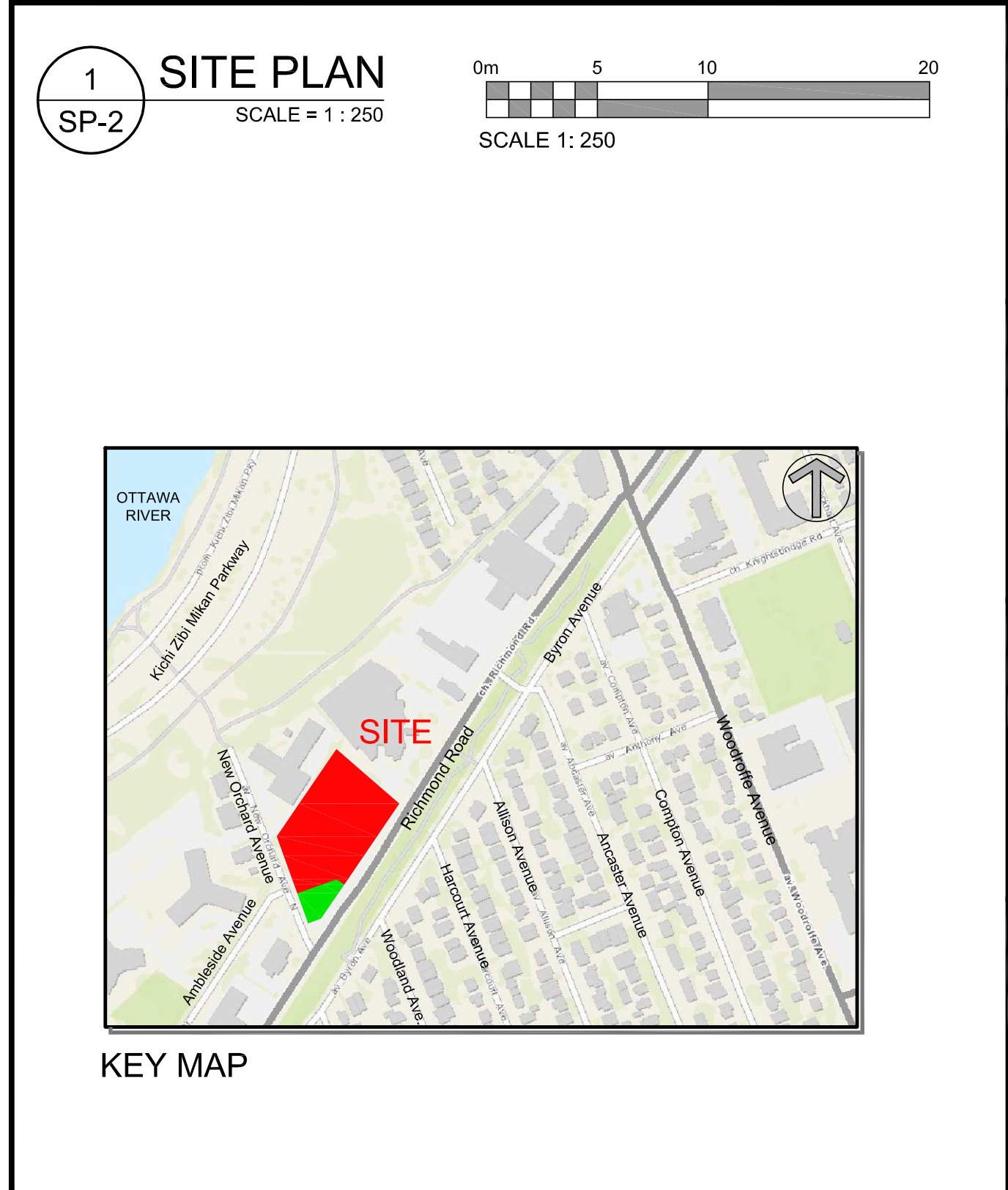
TOTAL - PRE DEVELOPMENT AREA	10,190.0 sq. m.
PHASE 1 LANDS	5,051.7 sq. m.

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.

NOTATION SYMBOLS:

(00)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(01)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
(02)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
(03)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
(04)	DETAIL NUMBER
(05)	TITLE
(06)	SCORE
(07)	DETAIL REFERENCE PAGE
(08)	DETAIL CROSS REFERENCE PAGE



PROJECT DEVELOPER
FENGATE Asset Management
77 King Street West, Suite 3410
Toronto, ON M5K 1H1
Tel: (613) 546-3146
Cell: (416) 543-8005
E-Mail: Corina.Sajewski@fengate.com
E-Mail: Lee.Marlowe@fengate.com

URBAN PLANNER
Fotenn Consulting
396 Cooper Street
Suite 300
Ottawa, ON K2P 2H7
Tel: (613) 730-5709
E-Mail: dallarose@fotenn.com
E-Mail: simpson@fotenn.com

CIVIL ENGINEER
Egis Group
115 Walgreen Road
Ottawa, ON K0A 1L0
Tel: (613) 836-2184
Fax: (613) 836-3742
Email: Alison.GOSLING@egis-group.com

WIND / SOUND ENGINEER
Gradient Wind
127 Walgreen Road,
Ottawa, ON, Canada K0A 1L0
Tel: (613) 836-0934 ext. 116
Cell: (613) 266-5273
E-Mail: joshua.foster@gradientwind.com

LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF SURVEY OF
PART OF PIN 03970-0109 AND ALL OF PIN 03970-0105
CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

LANDSCAPE ARCHITECT
Studio TLA
20 Champlain Boulevard, Suite 102
Toronto, ON M3H 2Z1,
Tel: (416) 638-4911
E-Mail: lbitar@studiotla.ca

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

GEOTECHNICAL ENGINEER
Golder Associates Ltd.
1931 Roberson Road
Ottawa, Ontario K2H5B7
Tel: 613 592 9600
E-Mail:

SITE PLAN SYMBOLS:

(01)	SOFT LANDSCAPE PLANTING
(02)	PARKLAND DEDICATION
(03)	CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS
(04)	PAVERS @ TERRACE LEVEL
(05)	CONCRETE UNIT PAVERS ON DRIVEWAY
(06)	CITY SIDEWALK
(07)	BIKE RACK
(08)	MAIN ENTRANCE DOOR
(09)	COMMERCIAL / EXIT DOOR
(10)	PROPOSED SITE LIGHTING
(11)	VEHICULAR DIRECTION
(12)	EXISTING TREE TO REMAIN
(13)	EXISTING TREE TO BE REMOVED
(14)	SIAMESE CONNECTION
(15)	SIAMESE CONNECTION
(16)	FIRE HYDRANT

NOTE:
SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

DRAWING NOTES:

- PROPERTY LINE
- BUILDING / TOWER SETBACK LINE
- OUTLINE OF TOWER
- LINE OF BALCONIES / CANOPY ABOVE
- LINE OF PARKING GARAGE BELOW
- ENTRANCE TO GARAGE RAMP
- ENTRANCE TO LOADING BAY
- TRENCH DRAIN
- RELOCATED EXISTING FIRE HYDRANT
- DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
- PROPOSED CITY ROAD AND BOULEVARD AS PER PHASE 2 CONFEDERATION LINE WORK
- CITY CURB, SIDEWALK & GRASSED BOULEVARD
- BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
- SIAMESE CONNECTION
- PRIVATE PATIO FOR GROUND FLOOR UNITS WITH PRIVACY RAILING, HT, VARIES
- INTAKE / EXHAUST GRATE
- GAS PRESSURE RELEASE STATION
- SOFT LANDSCAPING
- HARD SURFACE LANDSCAPED AREA
- RAISED PLANT BED, SEE LANDSCAPE
- EXISTING TREE TO BE REMOVED
- CISTERN WITH OVERFLOW / ACCESS M/L
- EXTERIOR STEPS WITH HANDRAILS AS REQUIRED
- 6.0 METRE WIDE FIRE ROUTE
- PROPOSED SERVICES, SEE CIVIL
- EXISTING TREE TO REMAIN
- EXISTING UTILITY / LIGHT POLE
- 150mm HT. BARRIER CURB
- PROPOSED PARKLAND DEDICATION
- INTERIM CONCRETE CURB AND SIDEWALK
- EXISTING UTILITY / LIGHT POLE TO BE REMOVED
- TREES AS PER PHASE 2 CONFEDERATION LINE WORK
- EXISTING PEDESTRIAN CROSSWALK
- GROUND FLOOR COMMERCIAL UNIT
- GROUND FLOOR GARBAGE ROOM
- SITE LIGHTING - SEE ELECTRICAL SITE PLAN
- BUS STOP AS PER PHASE 2 CONFEDERATION LINE WORK
- CONCRETE WALK & CURB: DEPRESSED / MOUNTABLE
- 1.2m HT. METAL PLANTER WITH PRIVACY SCREEN
- REMOVE EXISTING CHAIN LINK FENCE ON PROPERTY LINE AND REPLACED HEDGE
- ACCESSIBLE PASSENGER LOADING AREA WITH TWSI
- SIGNAGE: FIRE ROUTE, NO PARKING, LOADING, ECT.
- PARK SERVICES
- EXTERIOR AMENITY AREA
- HYDRO ACCESS ROUTE, HEAVY DUTY INSULATION AND PAVERS REQUIRED
- UNIT PAVES CROSSWALK WITH TWSI
- PROPOSED 1.0m WIDE STREET LIGHT EASEMENT

PROJECT INFORMATION

Zoning By-law 2006-250 Consolidation	TM2494J H127	SITE AREA	0.9 ha.	9,055.8 sq. m.
				97,476 sq. ft.
		PHASE 1 AREA	5,051.7 sq. m.	54,376 sq. ft.
		PHASE 2 AREA	4,004.1 sq. m.	43,100 sq. ft.
ZONING				
BUILDING HEIGHT - PODIUM	4 STOREY / 15.0m	REQUIRED	3 STOREY / 11.0m	PROVIDED
BUILDING HEIGHT - TOWER 'A' WEST	40 STOREY / 127.0m		37 STOREY / 113.0m	
BUILDING HEIGHT - TOWER 'B' EAST - PHASE 2	38 STOREY / 121.0m		STORY / 113.0m	
GRADE (GEODETIC ELEVATION - ASL)	65.50m ASL		65.50m ASL	
DENSITY - FSI	6.3 (57,355.2m ²)		2.44 (21,149.4m ²)	
TOWER FLOOR PLATE - GFA	750.0m ²		636.1m ²	
PRIVATELY OWNED PUBLIC SPACE (POPS): MIN. 200.0m ²	200.0m ²		0.0m ²	
NON-RESIDENTIAL SPACE AT GRADE: MIN. 1,000.0m ²	1,000.0m ²		502.5m ²	
FRONT, CORNER & INTERIOR YARD SETBACK (PODIUM)	5.0m		5.0m	
FRONT YARD SETBACK (TOWER)	5.0m		4.5m	
REAR & INTERIOR YARD SETBACK (TOWER)	22.5m		22.5m	
INTERIOR YARD SETBACK (TOWER)	12.5m		12.5m	
CORNER SIDE YARD SETBACK (TOWER)	7.0m		7.0m	
ABUTTING PARK SETBACK (TOWER)	6.5m		6.5m	
TOWER SEPARATION (SAME LOT)	25.0m		52.0m	
AMENITY AREA - TOTAL 6.0m ² PER UNIT: 425 UNITS	2,550.0m ²		4,413.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT	1,275.0m ²		1,813.0m ²	
VEHICLE PARKING: RESIDENTIAL - AREA 'Z' NOT REQUIRED	0		189	
VEHICLE PARKING: VISITOR - 0.1 PER UNIT AFTER 12 UNITS (MAX. 30 PER BLDG.)	30		30	
VEHICLE PARKING: COMMERCIAL - AREA 'Z' NOT REQUIRED	0		35	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	213		304	
BICYCLE PARKING - COMMERCIAL - 1.0 PER 250m ² GFA	3		18	
ASLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m		6.0m / 6.7m	