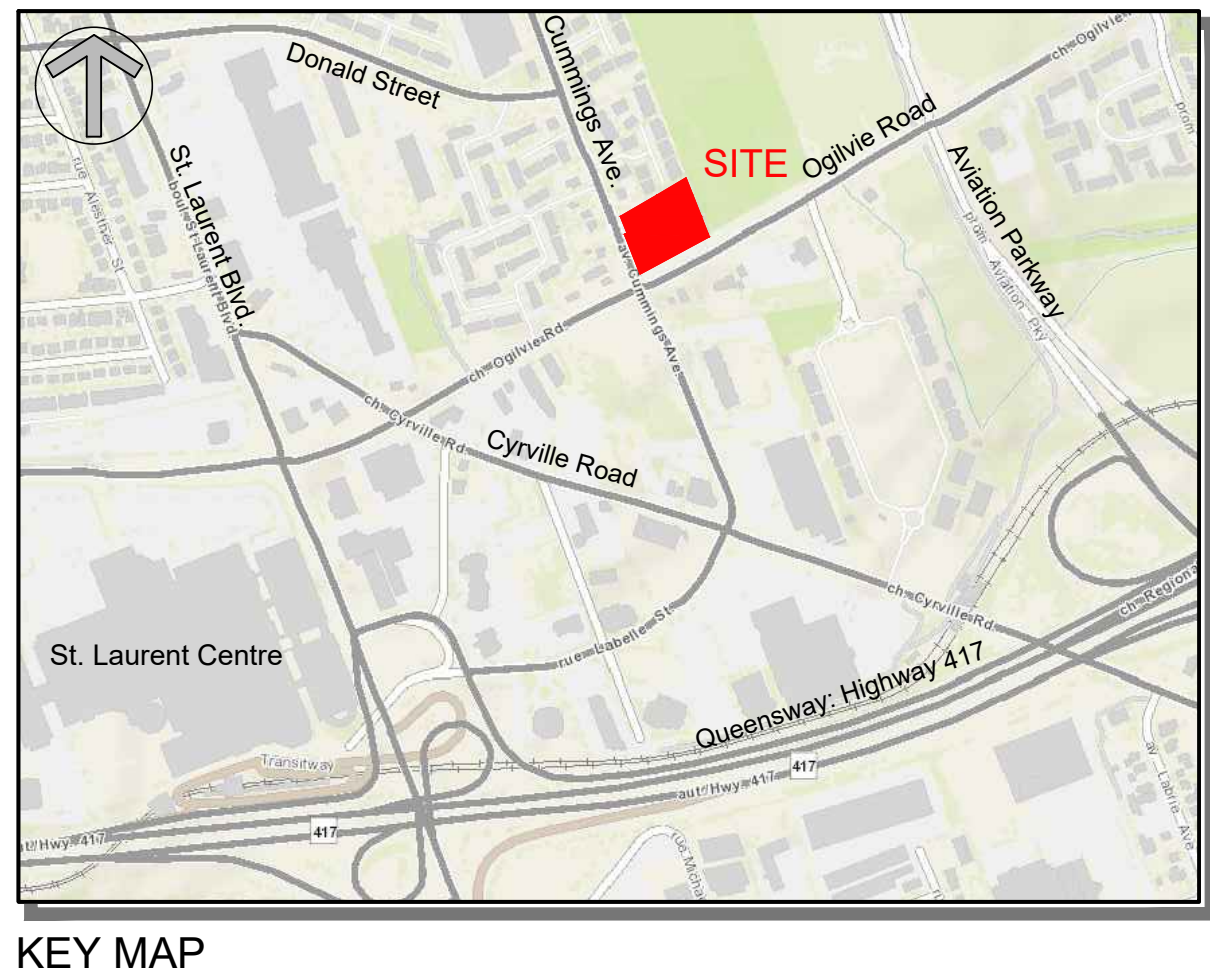
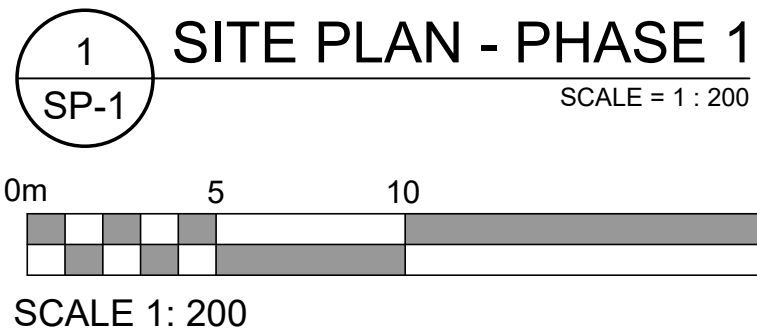
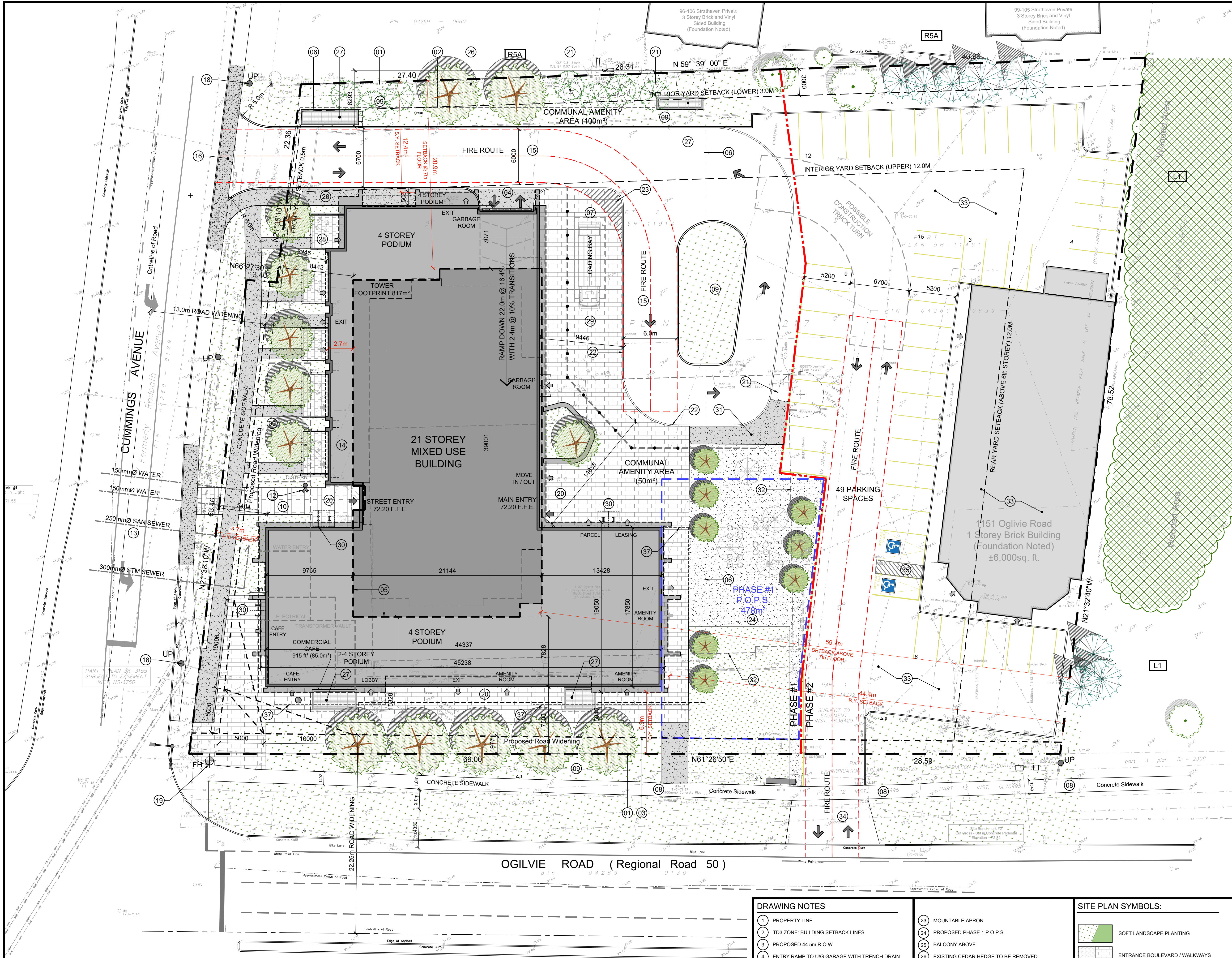


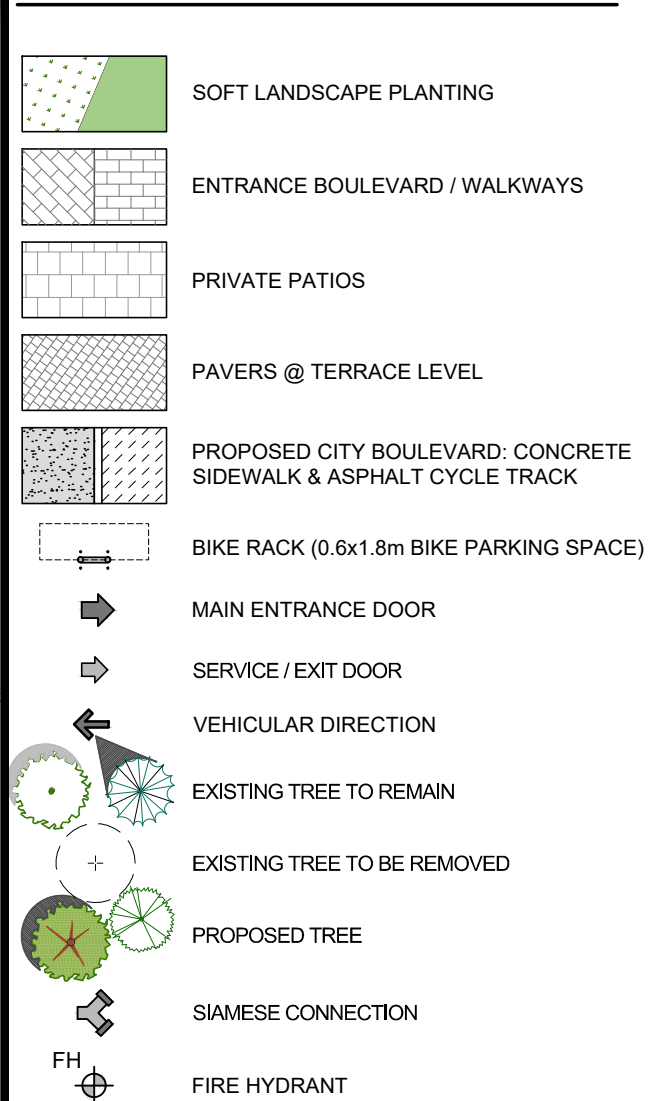


DRAWING NOTES

- PROPERTY LINE
- TD3 ZONE: BUILDING SETBACK LINES
- PROPOSED 4.5m R.O.W
- ENTRY RAMP TO U/G GARAGE WITH TRECH DRAIN
- OUTLINE OF TOWER ABOVE
- OUTLINE OF PARKING GARAGE
- LOADING BAY
- EX. CONCRETE SIDEWALK TO REMAIN
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- BELOW GRADE CISTERN IN PARKING GARAGE
- T.B.D. - 1.2 X 3.0 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS CONSTRUCTED (GAS BLOW OFF)
- SIAMSE CONNECTION
- PROPOSED UTILITIES, SEE CIVIL
- PRIVACY FENCE / GATE
- 6.0m WIDE FIRE ROUTE
- CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CITY DETAIL SC 7.1
- 150mm HT CONCRETE BARRIER CURB
- EXISTING HYDRO POLE & OVERHEAD WIRES
- FIRE HYDRANT
- HARD SURFACE WALK, SEE LANDSCAPE
- EXISTING TREE TO BE REMOVED
- FLUSH CURB AROUND ENTRY AREA

- MOUNTABLE APRON
- PROPOSED PHASE 1 P.O.P.S.
- BALCONY ABOVE
- EXISTING CEDAR HEDGE TO BE REMOVED
- T.B.D. - METAL GRATE - INTAKE / EXHAUST AIR SHAFT
- PRIVATE TERRACES AT GROUND LEVEL
- GARBAGE BIN PICKUP AREA
- SURFACE MOUNTED BIKE RACK
- INTERIM CONNECTION PATHWAY
- EXISTING BUILDING / ASPHALT PARKING LOT TO BE REMOVED
- EXISTING ENTRANCE TO REMAIN
- ACCESSIBLE PARKING WITH 1.5m ACCESS AISLE AND DO
- PROPOSED CITY CYCLING BOULEVARD
- ENTRY CANOPY

SITE PLAN SYMBOLS:



PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	LC6	SITE AREA	0.74 ha.	7,384.8 sq. m 79,489 sq. ft.
ZONING		REQUIRED		PROVIDED
ZONE		TD3		TD3 [XXXX]
BUILDING HEIGHT		30 STOREYS / 90.0m		21 STOREYS / 68.0m
DENSITY: RESIDENTIAL USE, 350 units/hectare MIN. - PHASE 1 ONLY		259		366
ALLOWABLE PROJECTION - AMENITY LEVEL		0.0m @ 0.0m²		4.5m @ 0.0m²
FRONT YARD SETBACK: CUMMINGS		0.5m		4.7m
CORNER SIDE YARD SETBACK: OGILVIE		0.5m		6.9m
INTERIOR YARD SETBACK: 6 STOREYS & BELOW		3.0m		12.4m
INTERIOR YARD SETBACK: 7 STOREYS & ABOVE		12.0m		20.9m
REAR YARD SETBACK: 6 STOREYS & BELOW		0.0m		44.4m
REAR YARD SETBACK: 7 STOREYS & ABOVE		12.0m		59.7m
AMENITY AREA - TOTAL 6.0m² PER UNIT		1,626.0m²		2,055.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT		813.0m²		1,550.0m²
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING		130		116
VEHICLE PARKING: VISITOR - 0.1 PER UNIT, MAX. 30 PER BUILDING		26		26
VEHICLE PARKING: COMMERCIAL - NOT REQUIRED UNDER 200m²		0		—
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		136		279
BICYCLE PARKING - COMMERCIAL		1		4
AISE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m		6.0m
TOWER FLOOR PLATE - GUIDELINE ONLY		750m²		817.0m²

PROJECT DEVELOPER

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E-Mail: yakichuk@fotenn.com

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Email: kris.kilborn@stantec.com
Email: Warren.Johnson@stantec.com

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Cell: (613) 362-5275
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Ottawa, ON K2H 7W1
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Cell: (613) 697-3797
Email: Christopher.Gordon@CGHTransportation.com
Email:

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Ontario Land Surveyors
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Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079

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Tel: 613.226-7381
Email: MD@rcy@Patersongroup.ca
Email:

WIND / SOUND ENGINEER

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

LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF SURVEY OF

**PART OF LOT 18
REGISTERED PLAN 217
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

BUILDING STATISTICS

GROSS BUILDING - AREA	WEST TOWER 'A'
(CITY OF OTTAWA'S DEFINITION)	
GROUND FLOOR	1,128.2 sq. m 12,144 sq. ft.
2nd & 3rd FLOOR	2 x 1,339.3 sq. m 2,678.6 sq. m 28,832 sq. ft.
4th FLOOR	1,303.3 sq. m 14,072 sq. ft.
5th FLOOR	260.2 sq. m 2,801 sq. ft.
6th - 21st FLOOR - TOWER	16 x 650.7 sq. m 10,411.0 sq. m 112,084 sq. ft.
22nd AMENITY / MECHANICAL PENTHOUSE	0.0 sq. m 0.0 sq. ft.
TOTAL AREA	15,785.4 sq. m 169,913 sq. ft.
TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS)	817 sq. m 8,792 sq. ft.

UNIT STATISTICS

STUDIO	23.6%	64
1 BEDROOM UNIT	19.2%	52
1 BEDROOM + DEN UNIT	32.1%	87
2 BEDROOM UNIT	17.0%	46
2 BEDROOM + DEN UNIT	8.1%	22
3 BEDROOM UNIT	0.0%	0
TOTAL	100%	271

COMMERCIAL CAFE AREA
85.0 sq. m
915 sq. ft.

CAR PARKING

MINIMUM REQUIRED	AREA 'X' ON SCHEDULE 1A
RESIDENCE	-0.5 PER UNIT AFTER 12
VISITOR	-0.1 PER UNIT AFTER 12
COMMERCIAL - RESTAURANT	-NOT REQUIRED UNDER 200m²
TOTAL	156

PROVIDED

RESIDENCE	-0.45 PER UNIT	116
VISITOR	-0.1 PER UNIT	26
COMMERCIAL - RESTAURANT		5
TOTAL		147

PARKING SPACE SIZE

STANDARD SPACE (2.80 x 5.20)	P LEVEL	P LEVEL	TOTAL
SMALL CAR SPACE (2.40 x 4.60)	62	57	119
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	14	13	27
BARRIER FREE SPACE TYPE B (2.40 x 5.20)	0	1	1
	0	0	0

BICYCLE PARKING

REQUIRED	RESIDENCE	136
COMMERCIAL	-1 PER 250m² GFA	1
TOTAL		137

PROVIDED

EXTERIOR	121
PARKING GARAGE	27
TOTAL	283

AMENITY SPACE

EXTERIOR NORTH EDGE: COMMUNAL =	100.0 sq. m
EXTERIOR COURTYARD: COMMUNAL =	50.0 sq. m
EXTERIOR AT GRADE TERRACE: PRIVATE =	100.0 sq. m
1st FL. INTERIOR LOBBY: COMMUNAL =	135.0 sq. m
1st FL. INTERIOR FLEX AREA: COMMUNAL =	340.0 sq. m
5th FLOOR INTERIOR: COMMUNAL =	240.0 sq. m
5th FLOOR TERRACE: COMMUNAL =	500.0 sq. m
ROOF TOP AMENITY ROOM =	185.0 sq. m
ROOF TOP AMENITY TERRACE =	0.0 sq. m
PRIVATE TERRACE =	75.0 sq. m
PRIVATE BALCONIES =	330.0 sq. m
TOTAL =	2,055.0 sq. m
TOTAL COMMUNAL =	1,550.0 sq. m
REQUIRED - 6.0m² PER UNIT (271) =	1,626.0 sq. m
REQUIRED COMMUNAL @ 50% =	813.0 sq. m

LOT COVERAGE

PHASE #2 AREA =	2,622.0 sq. m	35.5%
PAVED SURFACE =	795.0 sq. m	10.8%
BUILDING FOOTPRINT =	1,441.0 sq. m	19.5%
LANDSCAPE OPEN SPACE =	2,048.8 sq. m	27.7%
P.O.P.S. =	478.0 sq. m	6.5%
TOTAL =	7,384.8 sq. m	100.0%

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:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

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