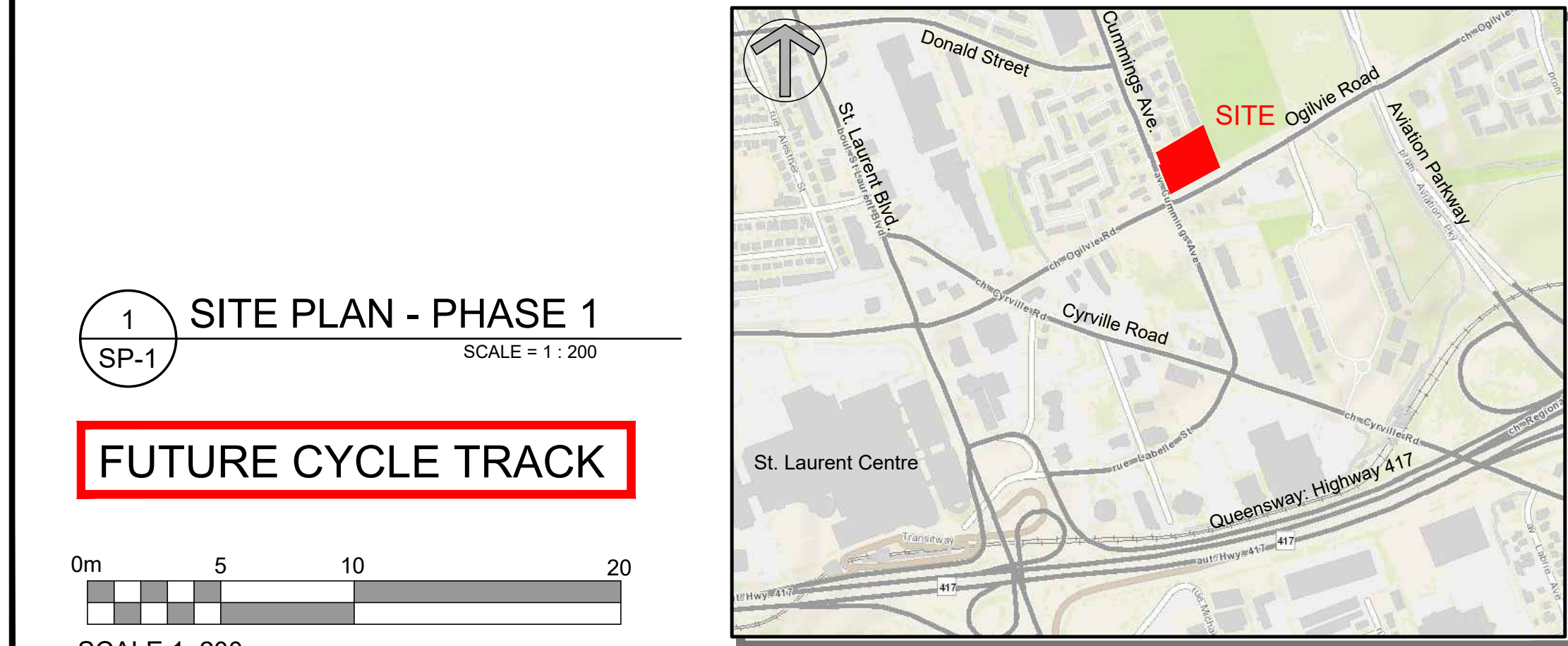
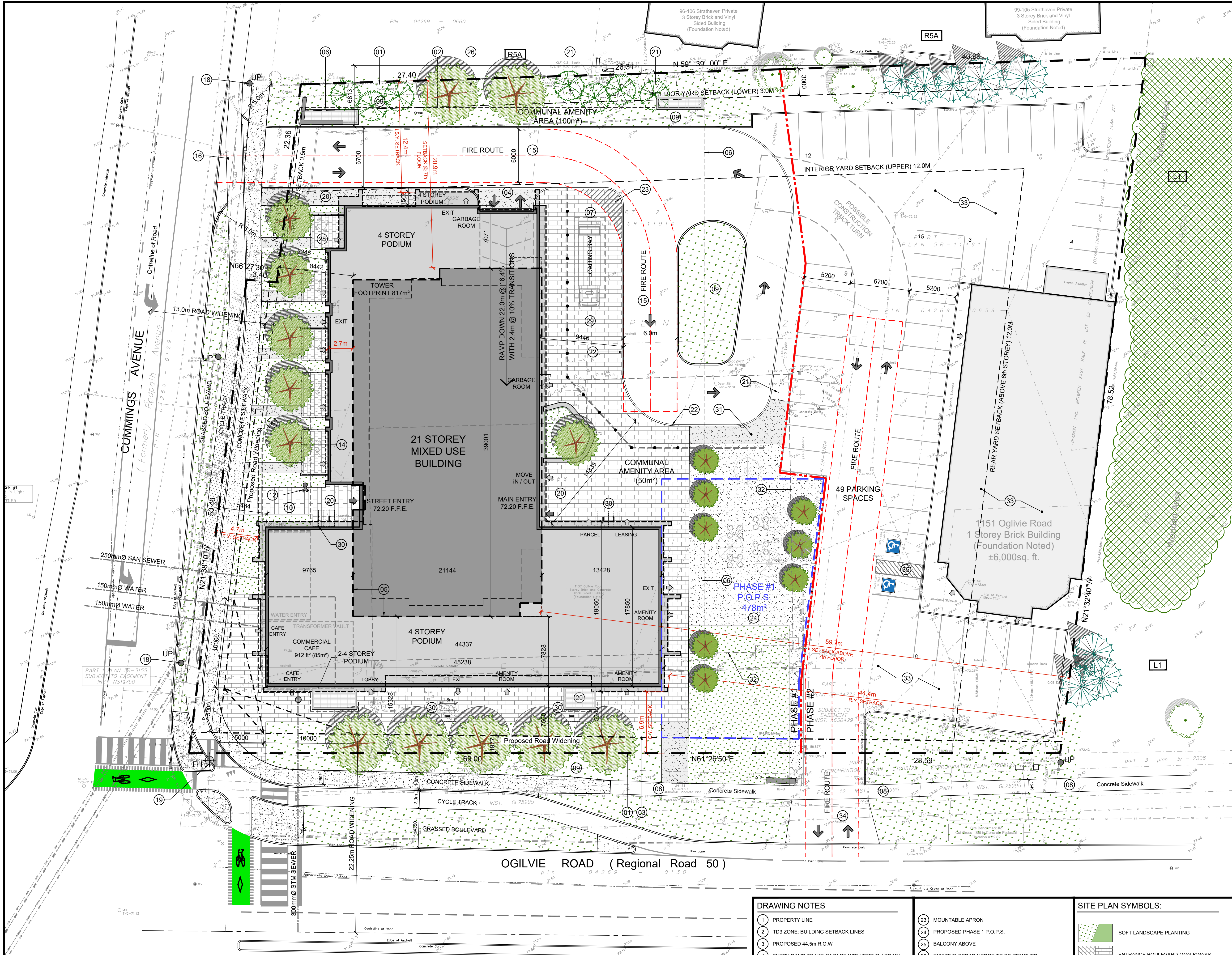




DRAWING NOTES

- PROPERTY LINE
- TD3 ZONE: BUILDING SETBACK LINES
- PROPOSED 4.5m R.O.W
- ENTRY RAMP TO U/G GARAGE WITH TRENCH 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 REQUIRED (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

SITE PLAN SYMBOLS:

- SOFT LANDSCAPE PLANTING
- ENTRANCE BOULEVARD / WALKWAYS
- PRIVATE PATIOS
- PAVERS @ TERRACE LEVEL
- PROPOSED CITY BOULEVARD: CONCRETE SIDEWALK & ASPHALT CYCLE TRACK
- BIKE RACK (0.6x1.8m BIKE PARKING SPACE)
- MAIN ENTRANCE DOOR
- SERVICE / EXIT DOOR
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- SIAMSE CONNECTION
- FIRE HYDRANT

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	
BUILDING HEIGHT		TD3		TD3 [XXXX]	
DENSITY: RESIDENTIAL USE, 350 units/hectare MIN. - PHASE 1 ONLY		259		366	
ALLOWABLE PROJECTION - AMENITY LEVEL		0.0m @ 0.0m ²		4.5m @ 200.0m ²	
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		12.0m	
INTERIOR YARD SETBACK: 7 STOREYS & ABOVE		12.0m		20.4m	
REAR YARD SETBACK: 6 STOREYS & BELOW		0.0m		44.4m	
REAR YARD SETBACK: 7 STOREYS & ABOVE		12.0m		59.7m	
AMENITY AREA - TOTAL 6.0m ² PER UNIT		1,626.0m ²		2,257.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT		813.0m ²		1,755.0m ²	
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		5		5	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		136		279	
BICYCLE PARKING - COMMERCIAL		1		4	
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m		6.0m	
TOWER FLOOR PLATE - GUIDELINE ONLY		750m ²		817.0m ²	

PROJECT DEVELOPER

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E-Mail: yakichuk@fotenn.com

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

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1285 Wellington St. West
Ottawa, Ontario K1Y 3A8
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Email: scard@nak-design.com

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CGH Transportation Inc.
6 Plaza Court
Ottawa, ON K2H 7W1
Tel: (343) 999-9117
Tel: (613) 697-3797
Email: Christopher.Gordon@CGHTransportation.com
Email:

SURVEYOR

Annis O'Sullivan Vollebakk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079

GEOTECHNICAL ENGINEER

Paterson Group
154 Colonnade Road South
Ottawa, Ontario K2E 7J5
Tel: 613.226-7381
Email: MD@rcy@patersongroup.ca
Email:

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

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.
	112,064 sq. ft.
22nd AMENITY / MECHANICAL PENTHOUSE	0.0 sq. m.
	000 sq. ft.
TOTAL AREA	15,765.4 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	10.2%	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
89.0 sq. m.
958 sq. ft.

CAR PARKING

AREA 'X' ON SCHEDULE 1A

MINIMUM REQUIRED		
RESIDENCE	- 0.5 PER UNIT AFTER 12	130
VISITOR	- 0.1 PER UNIT AFTER 12	26
COMMERCIAL - RESTAURANT	- 5 PER 100m ² GFA	5
TOTAL		161

PROVIDED

RESIDENCE	- 0.45 PER UNIT	116
VISITOR	- 0.1 PER UNIT	26
COMMERCIAL - RESTAURANT	- 5 PER 100m ² GFA	5
TOTAL		147

PARKING SPACE SIZE

	P LEVEL	F LEVEL	TOTAL
STANDARD SPACE (2.60 x 5.20)	62	57	119
SMALL CAR SPACE (2.40 x 4.60)	14	13	27
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	0	1	1
BARRIER FREE SPACE TYPE B (2.40 x 5.20)	0	0	0

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (271 UNITS)	136
COMMERCIAL	- 1 PER 250m ² GFA	1
TOTAL		137

PROVIDED

EXTERIOR		12
PARKING GARAGE		271
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 =	180.0 sq. m.
1st FL. INTERIOR FLEX AREA: COMMUNAL =	500.0 sq. m.
5th FLOOR INTERIOR: COMMUNAL =	240.0 sq. m.
5th FLOOR TERRACE: COMMUNAL =	500.0 sq. m.
ROOF TOP AMENITY ROOM =	165.0 sq. m.
ROOF TOP AMENITY TERRACE =	0.0 sq. m.
PRIVATE TERRACE =	75.0 sq. m.
PRIVATE BALCONIES =	330.0 sq. m.
TOTAL =	2,257.0 sq. m.
TOTAL COMMUNAL =	1,755.0 sq. m.
REQUIRED - 6.0m ² 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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