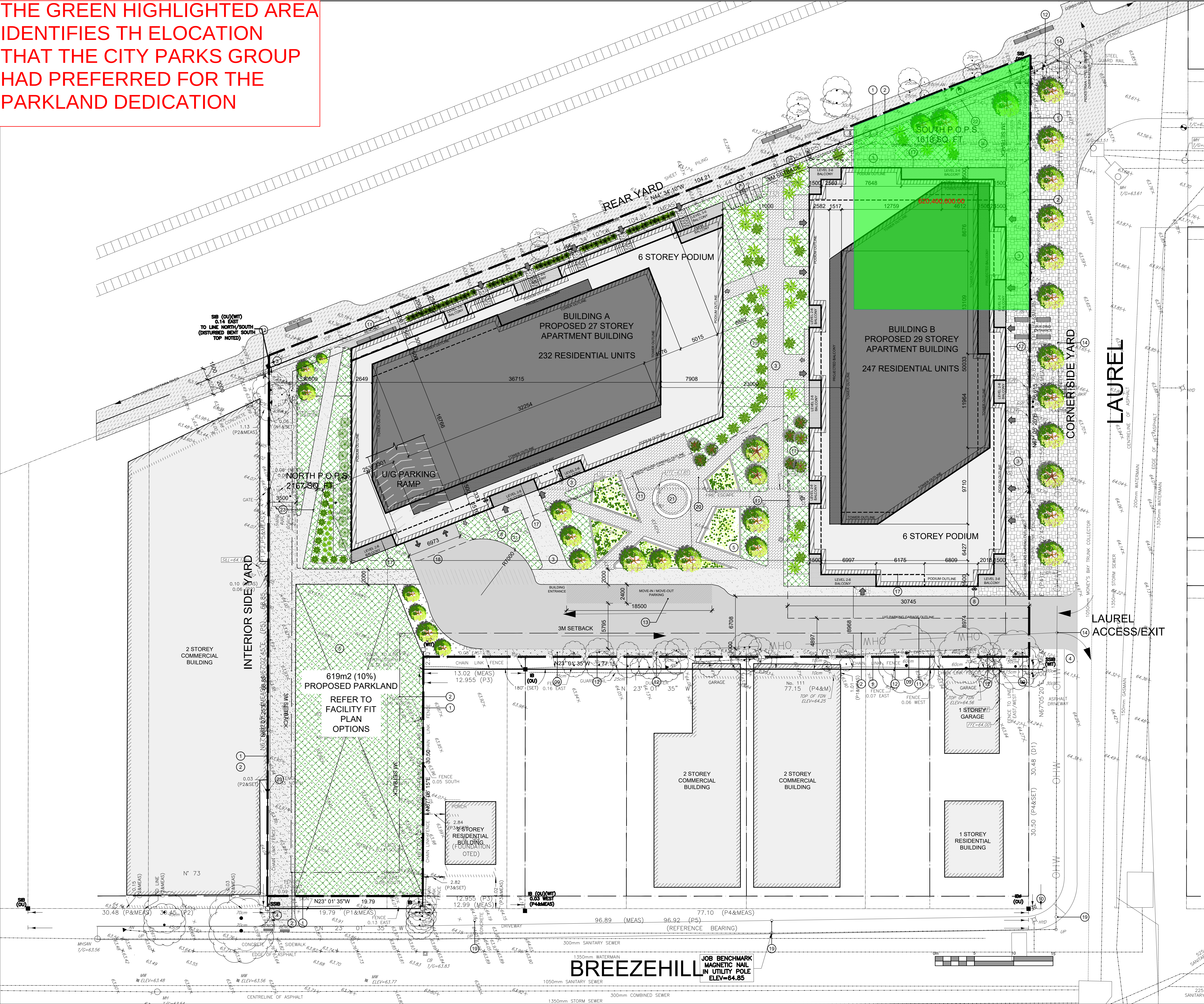


THE GREEN HIGHLIGHTED AREA IDENTIFIES THE LOCATION THAT THE CITY PARKS GROUP HAD PREFERRED FOR THE PARKLAND DEDICATION



DRAWING NOTES		PROJECT INFORMATION	
1	PROPERTY LINE	EXISTING ZONING	IG1 H(11)
2	EXISTING BUILDING SETBACKS	PROPOSED ZONING	MC
3	HARD SURFACE PAVING. SEE LANDSCAPE PLAN FOR PATTERN AND TYPE	Zoning By-Law 2008-250	
4	DEPRESSED CURB AND SIDEWALK TO CITY OF OTTAWA STANDARD DETAIL	SITE AREA	6172 sq. m. (66,433) sq. ft.
5	GROUND COVER IN CONCRETE PLANTERS	OPEN AREA	2548 sq. m.(27,426) sq. ft.
6	RESERVED	BUILDING HEIGHT - VARIES	85M, 91M
7	BICYCLE PARKING SPACES	PROJECT STATISTICS	
8	SIAMENSE CONNECTION @ GROUND FLOOR	BUILDING HEIGHT	BLDG. A 27 STOREY - 85 M
9	AREA RESERVED FOR SNOW STORAGE		BLDG. B 29 STOREY - 91 M
10	EXISTING FIRE HYDRANT	AMENITY AREA	6 m² PER UNIT (479 UNITS) 2,874 sq. m.
11	OUTLINE OF UNDERGROUND PARKING LEVELS	GROSS BUILDING - AREAS (27 STOREY BLDG.) (CITY OF OTTAWA'S DEFINITION)	
12	EXISTING TREE TO BE REMOVED	PARKING LEVELS (2 LEVELS U/G)	N/A
13	2 MINUTE TEMP PARKING MOVE-IN / MOVE-OUT	GROUND FLOOR	367 sq. m. (3,950) sq. ft.
14	RELOCATE EXISTING UTILITY POLE AND GUIDE CABLES	L2 FLOOR	1,138 sq. m. (12,249) sq. ft.
15	RESERVED	L3-6 FLOOR	4 x 1,085 sq. m. 4 x (11,679) sq. ft.
16	RESERVED	L7 FLOOR	277 sq. m. (2,982) sq. ft.
17	EXTENT OF GROUND FLOOR	L8-27 FLOOR	20 x 562 sq. m. 20 x (6,049) sq. ft.
18	ENTRY DRIVEWAY TO U/G PARKING GARAGE	TOTAL AREA	17,362 sq. m. (186,877) sq. ft.
19	EXISTING UTILITY POLE	GROSS BUILDING - AREAS (29 STOREY BLDG.) (CITY OF OTTAWA'S DEFINITION)	
20	EXISTING 2 STOREY BUILDING TO BE REMOVED	PARKING LEVELS (2 LEVELS U/G)	N/A
21	SPLASH PAD	GROUND FLOOR	N/A
22	SOUTH P.O.P.S. AREA - 150 SQ METERS/ 1 630 SQ FT	L2-6 FLOOR	5 x 1,070 sq. m. 5 x (11,517) sq. ft.
23	NORTH P.O.P.S. AREA - 200 SQ METERS/ 2,165 SQ FT	L7 FLOOR	320 sq. m. (3,444) sq. ft.
		L8-29 FLOOR	22 x 546 sq. m. 22 x (5,877) sq. ft.
		MECHANICAL FLOORS	N/A
		TOTAL AREA	17,682 sq. m. (190,323) sq. ft.
		UNIT STATISTICS	
		BLG. 'A' BLG. 'B' TOTAL	
		STUDIO UNIT	25 23 48 10.0%
		1 BEDROOM UNIT	47 75 122 25.5%
		1 BEDROOM + DEN UNIT	33 53 86 18.0%
		2 BEDROOM UNIT	117 76 193 40.3%
		3 BEDROOM UNIT	10 20 30 6.2%
		TOTAL	232 247 479 100%
		COMMERCIAL RETAIL Bldg A - 27 storey	0 sq. m. (0) sq. ft.
		COMMERCIAL RETAIL Bldg B - 29 storey	429 sq. m. (4,615) sq. ft.
		TOTAL AREA	429 sq. m. (4,615) sq. ft.
		CAR PARKING	
		REQUIRED BY ZONING BY-LAW	
		RESIDENCE	- 0.5 PER UNIT (479 UNITS) (AFTER 12 UNITS - 10% FOR U/G)
		VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS - MAX 30)
		COMMERCIAL RETAIL (RETAIL FLOOR, BAY & CONVENIENCE STORE)	- 0 UNDER 500 sq.m. PER UNIT
		TOTAL	264
		PROVIDED	
		2 LEVEL UNDER GROUND PARKING	124
		SURFACE	0
		TOTAL	124
		BICYCLE PARKING	
		REQUIRED	
		RESIDENCE	- 0.5 PER UNIT (479 UNITS)
		COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.
		TOTAL	242
		PROVIDED	
		EXTERIOR	7
		INDOOR ON GROUND FLOOR	132
		INDOOR ON P1 & P2 PARKING LEVELS	539
		TOTAL	678
		AMENITY AREA	
		BLDG. 'A' BLDG. 'B' TOTAL	
		PRIVATE AT GRADE	123 m² 0 m² 123 m²
		COMMUNAL AT GRADE	733 m² 733 m² 1,466 m²
		1st FLOOR LOBBIES	60 m² 60 m² 120 m²
		1st FLOOR COMMUNAL AMENITY	210 m² 95 m² 305 m²
		7th FLOOR COMMUNAL AMENITY	675 m² 690 m² 1,365 m²
		PRIVATE BALCONIES	1,793 m² 2,507 m² 4,300 m²
		ROOFTOP COMMUNAL AMENITY	310 m² 318 m² 628 m²
		TOTAL	3,904 m² 4,403 m² 8,307 m²
		TOTAL COMMUNAL:	3,884 m²
		REQUIRED - 6.0M² PER UNIT (479) =	2,874 sq. m.
		REQUIRED COMMUNAL @ 50% =	1,437 sq. m.
PROPERTY OWNER		LEGAL DESCRIPTION	
FRED UNSWORTH Ottawa, ON E-Mail: fg_unsworth@rogers.com		SURVEYOR'S REAL PROPERTY REPORT LOT D (BLOCK B), PARTS OF LOTS 10, 11, 12, 13 & 14 AND ALL OF LOTS D, E, AND 9 (BLOCK J) And LORETTA AVE REGISTERED PLAN 73 CITY OF OTTAWA Surveyed by Stantec Geomatics Ltd.	
SURVEYOR		URBAN PLANNER	
Stantec Geomatics Ltd. Ontario Land Surveyors 1331 Clyde Avenue, Suite 400, Ottawa, Ontario K2C 3G4 Tel: (613) 722-4420 E-Mail: brian.webster@stantec.com		Fotenn Consultants Inc. 223 McLeod Street Ottawa, ON Canada, K2P 0Z8 Tel.: (613) 730-5709 E-Mail: beed@fotenn.com	
CIVIL ENGINEER		Roderick Lahey Architect Ltd.	
Stantec Civil Ltd. Civil Engineering 1331 Clyde Avenue, Suite 400, Ottawa, Ontario K2C 3G4 Tel: (780) 917-8567 E-Mail: Alyssa.Gladish@stantec.com		56 Beech Street, Ottawa, Ontario K1S 3J6 Tel: (613) 724-9932 E-Mail: k Reid@riaarchitecture.ca	