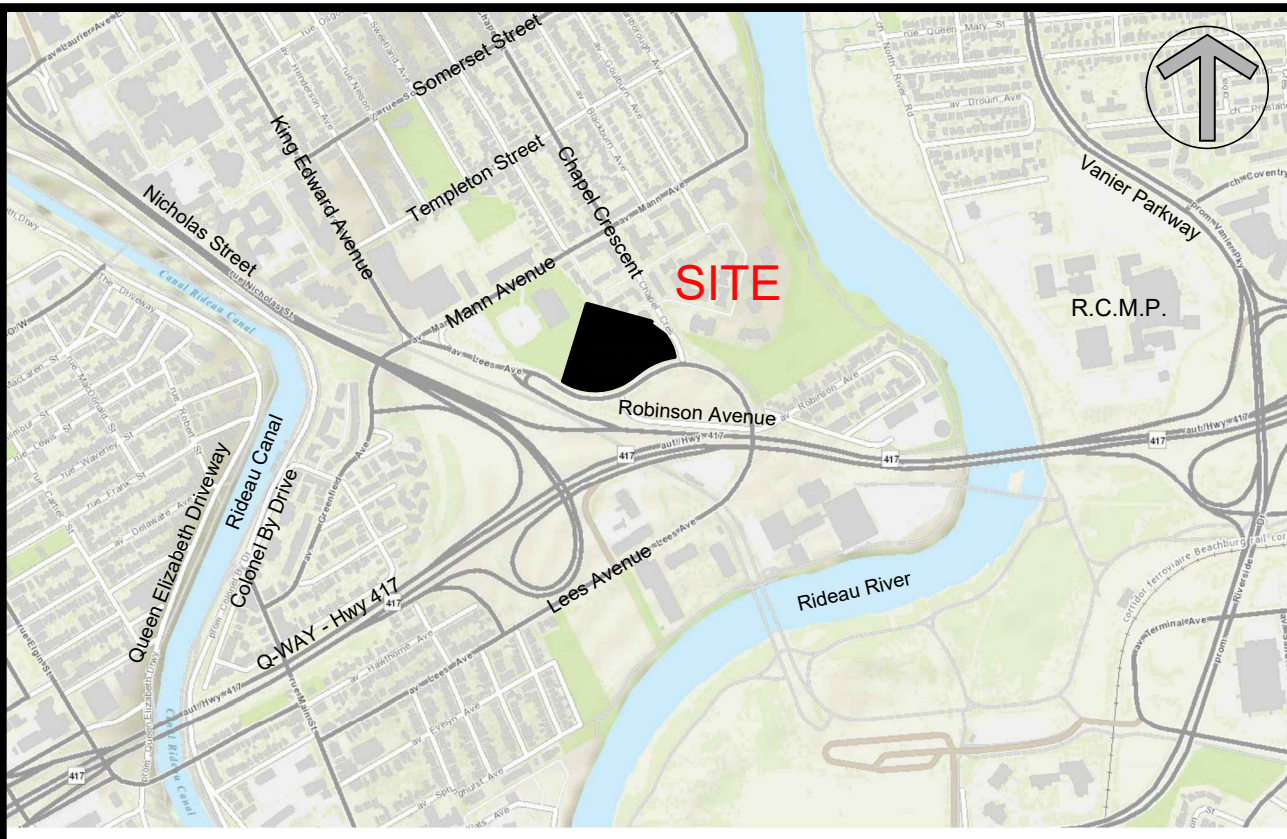




KEY MAP



PROJECT INFORMATION

ZONING	I1A	TD1 [2078]	TD2 [2078]
SITE AREA	22,948.5 sq. m. (247,016 sq. ft.)		
REQUIRED			
BUILDING HEIGHT	I1A	15.0m	
BUILDING HEIGHT	TD1 [2078]	20.0m	
BUILDING HEIGHT	TD2 [2078]	60.0m	
MINIMUM DENSITY - TD1 LOTS OVER 0.125ha		150 units/ha	
MINIMUM DENSITY - TD2 LOTS OVER 0.125ha		250 units/ha	
FRONT YARD SETBACK - TD ZONE		0.5m	
FRONT YARD SETBACK - I1A ZONE		3.0m	
CORNER YARD SETBACK - TD ZONE		0.5m	
INTERIOR YARD SETBACK - TD ZONE		0.0m	
INTERIOR YARD SETBACK - I1A ZONE		7.5m	
INTERIOR YARD SETBACK ABOVE 6 STOREY'S		12.0m	
REAR YARD SETBACK - I1A ZONE		4.5m	
AMENITY SPACE - PER UNIT		6.0 sq. m.	
EXTERIOR AMENITY SPACE - 2% LOT AREA		459.0 sq. m.	
VEHICLE PARKING - VISITOR ONLY		0.1 PER UNIT	
BICYCLE PARKING - RESIDENTIAL		0.5 PER UNIT	
BICYCLE PARKING - COMMERCIAL		1 PER 250m ² GFA	

PROVIDED

BUILDING HEIGHT - BUILDING A	28 STOREYS - 89.0m
BUILDING HEIGHT - BUILDING B	32 STOREYS - 103.0m
BUILDING HEIGHT - BUILDING C	32 STOREYS - 103.0m
BUILDING HEIGHT - BUILDING D	28 STOREYS - 89.0m
GRADE - BUILDING A (GROUND = 64.0m)	63.0m geo. elev.
GRADE - BUILDING B-C (GROUND = 67.5m)	65.5m geo. elev.
GRADE - BUILDING D (GROUND = 65.0m)	64.0m geo. elev.
DENSITY - TD3 LOT (1,440 UNITS)	627 units/ha
UNIT COUNT	1,440 units
FRONT YARD SETBACK - TD3 ZONE	1.9m
CORNER YARD SETBACK - TD3 ZONE	23.3m
INTERIOR YARD SETBACK - TD3 ZONE	12.0m
INTERIOR YARD SETBACK ABOVE 6 STOREYS	12.0m
REAR YARD SETBACK - TD3 ZONE	18.5m
VEHICLE PARKING - TOTAL (966 + 22)	988
VEHICLE PARKING - RESIDENTIAL UNIT	868
VEHICLE PARKING - VISITOR	120
BICYCLE PARKING - RESIDENTIAL (1440 + 25)	1465
BICYCLE PARKING - COMMERCIAL	15
LOT COVERAGE	36.9%
EXTERIOR AMENITY SPACE	3,900.0 sq. m.
GROUND FLOOR TRANSPARENT GLAZING	92,364.5 sq. m.
TOTAL PROJECT G.F.A.	994,203 sq. ft.

GROSS BUILDING - AREAS

(CITY OF OTTAWA ZONING AREA)

BUILDING 'A'		STAGE 1 CONSTRUCTION
PARKING LEVEL	0.0 sq. m.	
STREET LEVEL	1,207.7 sq. m.	
GROUND FLOOR	417.1 sq. m.	
2nd FLOOR	1,980.0 sq. m.	
3rd - 5th PODIUM	3 x 1,980.0 sq. m.	
6th FLOOR	1,980.1 sq. m.	
7th FLOOR	1,980.1 sq. m.	
8th - 28th FLOOR TOWER	19 x 662.58 sq. m.	
27th - 28th FLOOR	2 x 551.0 sq. m.	
MECHANICAL LEVEL	0.0 sq. m.	
TOTAL AREA	24,514.4 sq. m.	
TOWER FOOTPRINT	831.8 sq. m.	
UNIT COUNT	375	
VEHICLE PARKING	274	
BICYCLE PARKING	375	
COMMERCIAL AREA	1,226.0 sq. m.	

BUILDING 'B' & 'C'		STAGE 3 CONSTRUCTION
PARKING LEVEL	0.0 sq. m.	
STREET LEVEL	1,261.7 sq. m.	
GROUND FLOOR	13,039.9 sq. ft.	
2nd FLOOR - TOWER B	12,114.4 sq. m.	
2nd FLOOR - TOWER C	11,762.2 sq. m.	
3rd - 5th PODIUM - TOWER B	3 x 1,211.4 sq. m.	
3rd - 5th PODIUM - TOWER C	3 x 1,176.2 sq. m.	
6th FLOOR PODIUM - TOWER B	1,211.4 sq. m.	
6th FLOOR PODIUM - TOWER C	1,176.2 sq. m.	
7th FLOOR - TOWER B	589.9 sq. m.	
7th FLOOR - TOWER C	579.9 sq. m.	
8th - 30th FLOOR TOWER B	23 x 662.58 sq. m.	
8th - 30th FLOOR TOWER C	23 x 662.58 sq. m.	
31st - 32nd FLOOR TOWER B	2 x 551.0 sq. m.	
31st - 32nd FLOOR TOWER C	2 x 551.0 sq. m.	
MECHANICAL LEVEL TOWER B	0.0 sq. m.	
MECHANICAL LEVEL TOWER C	0.0 sq. m.	
TOTAL AREA	46,007.9 sq. m.	
TOWER FOOTPRINT	831.8 sq. m.	
UNIT COUNT - BUILDING B	364	
UNIT COUNT - BUILDING C	371	
VEHICLE PARKING	444	
BICYCLE PARKING	735	
COMMERCIAL AREA	1,292.7 sq. m.	

CAR PARKING

REQUIRED

RESIDENCE	- Area "Z" NOT REQUIRED	0
VISITOR - INTERIOR	- 0.1 PER UNIT (MAXIMUM 30 PER BUILDING)	120
COMMERCIAL	- Area "Z" NOT REQUIRED	0
TOTAL		120

PROVIDED

RESIDENCE	- 0.60 PER UNIT (1,440 UNITS)	864
VISITOR - INTERIOR	- 0.08 PER UNIT	102
VISITOR - SURFACE		18
CAR SHARE		4
TOTAL	- 0.68 PER UNIT	988

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (1,440 UNITS)	720
COMMERCIAL	- 1 PER 250m ² GFA (2,518.7m ²)	10
TOTAL		730

PROVIDED

INTERIOR	1,440
EXTERIOR	35
TOTAL	1,475

AMENITY SPACE

EXISTING BUSH ALONG NORTH	2,200.0 sq. m.
COURTYARD OF BUILDING A	500.0 sq. m.
NORTH SIDE OF BUILDING D	1,200.0 sq. m.
COMMUNAL INTERNAL AMENITY - 1st LEVEL	1,600.0 sq. m.
COMMUNAL INTERNAL AMENITY - 7th LEVEL	800.0 sq. m.
COMMUNAL EXTERIOR PATIO - 7th LEVEL	1,200.0 sq. m.
PRIVATE BALCONIES	3,800.0 sq. m.
TOTAL	11,300.0 sq. m.
TOTAL COMMUNAL	7,300.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (1,440) =	8,640.0 sq. m.
REQUIRED COMMUNAL @ 50% =	4,320.0 sq. m.

LAND PHASE AREA

BUILDING 'A'	6,070.6 sq. m.	26.45%
BUILDING 'B-C'	7,011.4 sq. m.	30.55%
BUILDING 'D'	7,569.8 sq. m.	32.99%
PARKLAND	2,296.2 sq. m.	10.01%
TOTAL	22,948.5 sq. m.	100.00%

LOT COVERAGE

BUILDING FOOTPRINT - 'A'	2,732.4 sq. m.	11.91%
BUILDING FOOTPRINT - 'B-C'	3,762.5 sq. m.	16.40%
BUILDING FOOTPRINT - 'D'	1,970.8 sq. m.	8.59%
DRIVING SURFACE	3,292.2 sq. m.	14.35%
LANDSCAPE SURFACE	8,895.6 sq. m.	38.75%
PARKLAND	2,296.2 sq. m.	10.00%
TOTAL	22,948.5 sq. m.	100.00%

SOLID WASTE

BUILDING 'A' - 375 UNITS	
GARBAGE	0.110 Y ³ PER UNIT 42 Y ³
RECYCLING - GMP	0.018 Y ³ PER UNIT 7 Y ³
RECYCLING - FIBRE	0.038 Y ³ PER UNIT 15 Y ³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 8

BUILDING 'B' - 364 UNITS	
GARBAGE	0.110 Y ³ PER UNIT 40 Y ³
RECYCLING - GMP	0.018 Y ³ PER UNIT 7 Y ³
RECYCLING - FIBRE	0.038 Y ³ PER UNIT 14 Y ³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 8

BUILDING 'C' - 371 UNITS	
GARBAGE	0.110 Y ³ PER UNIT 42 Y ³
RECYCLING - GMP	0.018 Y ³ PER UNIT 7 Y ³
RECYCLING - FIBRE	0.038 Y ³ PER UNIT 14 Y ³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 8

BUILDING 'D' - 330 UNITS	
GARBAGE	0.110 Y ³ PER UNIT 37 Y ³
RECYCLING - GMP	0.018 Y ³ PER UNIT 6 Y ³
RECYCLING - FIBRE	0.038 Y ³ PER UNIT 13 Y ³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 7

BUILDING 'D'

STAGE 2 CONSTRUCTION	
PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	846.5 sq. m.
2nd FLOOR	1,374.0 sq. m.
3rd - 5th PODIUM	3 x 1,336.1 sq. m.
6th FLOOR PODIUM	1,336.1 sq. m.
7th FLOOR TOWER	589.9 sq. m.
8th - 28th FLOOR TOWER	19 x 662.58 sq. m.
27th - 28th FLOOR	2 x 551.0 sq. m.
MECHANICAL LEVEL	0.0 sq. m.
TOTAL AREA	21,842.2 sq. m.
TOWER FOOTPRINT	831.8 sq. m.
UNIT COUNT	330
VEHICLE PARKING	248
BICYCLE PARKING	330

UNIT MIX - 1,440 UNITS

ONE BEDROOM UNIT	761
ONE BEDROOM + DEN UNIT	58
TWO BEDROOM UNIT	497
TWO BEDROOM + DEN UNIT	31
THREE BEDROOM UNIT	93
TOTAL UNITS	1,440

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 ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
(00)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
(000)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
(00)	DETAIL NUMBER
(00)	TITLE
(00)	DETAIL REFERENCE PAGE
(00)	DETAIL CROSS REFERENCE PAGE

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SITE PLAN SYMBOLS

(Symbol)	SOFT LANDSCAPE
(Symbol)	CONCRETE WALKING SURFACE
(Symbol)	EXISTING WOODED AREA
(Symbol)	EXISTING WOODED AREA
(Symbol)	PROPERTY LINE
(Symbol)	GUARD RAILING / FENCE
(Symbol)	BIKE RACK
(Symbol)	ENTRANCE / EXIT DOOR
(Symbol)	COMMERCIAL / EXIT DOOR
(Symbol)	FIRE HYDRANT
(Symbol)	VEHICULAR DIRECTION
(Symbol)	EXISTING TREE TO REMAIN
(Symbol)	SIAMSESE CONNECTION
(Symbol)	CITY STREET LIGHTING
(Symbol)	SITE LIGHTING

DRAWING NOTES

- PROPERTY LINE
- HARD SURFACE PAVING, WIDTH AS NOTED
- CONCRETE SIDEWALK WITH DEPRESSION CURB
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- OUTLINE OF TOWER ABOVE
- 1 STOREY PODIUM LEVEL
- 6 STOREY PODIUM LEVEL
- OUTLINE OF PRIVATE TERRACE ABOVE
- PARKING GARAGE ENTRY / EXIT
- OUTLINE OF BELOW GRADE PARKING GARAGE
- RELOCATED 1.5m WIDE PEDESTRIAN PATH
- AT GRADE PRIVATE PATIO WITH LOW FENCE
- AT GRADE COMMUNAL TERRACE
- 1.5m WIDE PEDESTRIAN PATH
- EXISTING 1.5m WIDE PEDESTRIAN PATH
- EXISTING BUILDINGS ON ADJACENT PROPERTY
- EXISTING WOODED AREA TO REMAIN
- REMOVING WALL WITH GUARD RAIL AS REQUIRED
- LOADING / SERVICE BAY / GARBAGE PICK-UP
- OUTLINE OF EXISTING BUILDING TO BE REMOVED
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- CAR SHARE SPACE
- EXISTING TREE TO BE PRESERVED
- PROPOSED SERVICES
- EXISTING RETAINING WALL TO REMAIN
- EXISTING STREET LIGHT POLE, RELOCATE AS REQUIRED
- BICYCLE RACK, SEE LANDSCAPE FOR DETAILS
- EXISTING 2.1m WIDE CITY SIDEWALK
- CATCH BASIN
- EXISTING RETAINING WALL TO BE REMOVED
- FIRE HYDRANT
- SIAMSESE CONNECTION
- PARKING GARAGE INTAKE / EXHAUST GRILL
- NATURAL GAS EQUIPMENT WITH BOLLARDS
- PEDESTRIAN CROSS WALK WITH DEPRESS CURBS
- SITE FURNITURE - SEE LANDSCAPE FOR DETAILS
- MOUNTABLE CURB
- SITE LIGHTING
- STOP SIGN
- FIRE ROUTE SIGNAGE