



1 SITE PLAN - OVERALL
SP-2
SCALE = 1 : 300



PROJECT DEVELOPER Manor Park Management 231 Britany Drive, Suite D Ottawa, ON Canada, K1K 0R8 E-Mail: isa@manorpark.com	PROJECT MANAGER Renfro Land Management 371A Richmond Rd. Unit 2, Ottawa, ON K2L 1Y3 Tel: (613) 883-6124 E-Mail: davidrenfro@outlook.com	LEGAL DESCRIPTION TOPOGRAPHIC SURVEY OF LOT 5 AND PART OF LOTS 6 AND 7 BLOCK 2 REGISTERED PLAN 29 AND LOT 88 AND PART OF LOTS 40 & 41 REGISTERED PLAN 49 CITY OF OTTAWA
SURVEYOR FAIRHALL, MOFFATT & WOODLAND LIMITED 100-600 TERRY FOX DRIVE KANATA, ONTARIO K2L 4B6 Tel: (613) 591-2580 Fax: (613) 591-1495 Email:	GEOTECHNICAL ENGINEER paterson group 154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: 613.226-7381 Email: DGilbert@Patersongroup.ca	URBAN PLANNER FoTenn Consultants Inc. 396 Cooper Street, Unit 300 Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: posenn@fotenn.com
CIVIL ENGINEER WSP 300 - 2611 Queensview Drive Ottawa, ON K2B 8K2 Tel: +1 613-829-2800 Email: Ishaque.Jafferjee@wsp.com	TRANSPORTATION ENGINEER CGH Transportation Inc. 13 Markham Avenue Ottawa, ON K2G 3Z1 Tel: (343) 999-9117 Email: Christopher.Gordon@CGHtransportation.com	LANDSCAPE DESIGNER LEVSTEK CONSULTANTS 5871 Hugh Crescent Ottawa, ON Canada, K0a 2w0 Tel: (613) 826-0518 E-Mail: rievstek@iarocquelevstek.com

PROJECT INFORMATION

ZONING: TM23(83) S365-h
 SITE AREA: 12,165.45 sq m
 PHASE 1 AREA: 6,150.19 sq m
 PHASE 2 AREA: 6,015.26 sq m

BUILDING STATISTICS

BUILDING HEIGHT - Building 'A': 8 STOREYS - 29.0 m
 BUILDING HEIGHT - Tower 'B1': 37 STOREYS - 116.0 m
 BUILDING HEIGHT - Tower 'B2': 28 STOREYS - 89.0 m
 BUILDING HEIGHT - Tower 'B3': 16 STOREYS - 53.0 m

PROPOSED FSI: 55,824.0 sq m / 600,884 sq ft

GROSS BUILDING - AREAS

BUILDING 'A': 1,972.1 sq m
 TOWER 'B1': 24,146.4 sq m
 TOWER 'B2': 19,197.8 sq m
 TOWER 'B3': 10,645.7 sq m
 TOTAL AREA: 55,962.0 sq m

UNIT STATISTICS

BUILDING 'A': 1 BEDROOM UNITS = 20, 2 BEDROOM UNITS = 14
 TOWER 'B1': 1 TOWNHOUSE UNITS = 4, 1 BEDROOM UNITS = 236, 2 BEDROOM UNITS = 145, 3 BEDROOM UNITS = 10
 TOWER 'B2': 1 TOWNHOUSE UNITS = 7, 1 BEDROOM UNITS = 103, 2 BEDROOM UNITS = 103, 3 BEDROOM UNITS = 15
 TOWER 'B3': 1 TOWNHOUSE UNITS = 6, 1 BEDROOM UNITS = 88, 2 BEDROOM UNITS = 56, 3 BEDROOM UNITS = 9
 TOTAL UNITS: 915

AMENITY AREA

REQUIRED (915 UNITS X 6 m²) = 5,490 sq. m.
 REQUIRED COMMUNAL @ 50% = 2,745 sq. m.

PROVIDED

INDOOR AMENITY AREA (COMMUNAL): 1,024.5 sq m
 OUTDOOR AMENITY AREA (COMMUNAL - LANDSCAPED COURTYARDS): 2,442.6 sq m
 PRIVATE OUTDOOR AMENITY AREA (PRIVATE BALCONIES, PATIOS): 2,129.2 sq m
 TOTAL: 5,746.8 sq m

LOT COVERAGE

DRIVEWAYS & PARKING = 2,054.05 sq. m. 16.81%
 PAVED SURFACE = 1,796.2 sq. m. 14.82%
 BUILDINGS FOOTPRINT = 3,079.44 sq. m. 25.33%
 LANDSCAPE OPEN SPACE = 3,852.25 sq. m. 31.15%
 PARK LAND SPACE = 685.89 sq. m. 5.54%
 TOTAL = 12,367.83 sq. m. 100.00%

CAR PARKING

REQUIRED: 0.5 PER UNIT (W/ 12 PER BUILDING) = 454
 VISITORS: 0.1 PER UNIT (W/ 12 PER BUILDING) = 87
 COMMERCIAL AREA (RESTAURANT): NOT REQUIRED = 0
 TOTAL: 521

BICYCLE PARKING

REQUIRED: 0.5 PER UNIT (915 UNITS) = 458
 COMMERCIAL AREA @ 1.0 PER 250m² OF G.F.A. = 1
 TOTAL: 459

DRAWING NOTES:

- PROPERTY LINE
- PROPOSED ROAD WIDENING
- OUTLINE OF TOWER
- LINE OF TOWER BALCONIES ABOVE
- LINE OF PARKING GARAGE BELOW
- HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN
- EXTERIOR ROOF TOP AMENITY SPACE
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- SERVICE AREA
- PEDESTRIAN CROSS WALK WITH DEPRESSED CURBS
- BICYCLE RACKS. SEE LANDSCAPE PLAN FOR TYPE
- SIAMSE CONNECTION
- PARKING GARAGE INTAKE / EXHAUST GRILL
- DRIVEWAY WITH 150mm BARRIER CURB
- FIRE HYDRANT
- SOFT LANDSCAPING
- 2.0m WIDE CONCRETE SIDEWALK
- EXTERIOR PATIO (COMMERCIAL / COMMUNAL)
- AT GRADE PRIVATE PATIOS WITH PRIVACY SCREENS
- 6.0M WIDE FIRE ROUTE
- EXISTING CHAIN LINK FENCE
- EXISTING SOFT LANDSCAPED BOULEVARD
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- EXISTING TREE TO REMAIN PROTECT AS REQUIRED
- ALTER EXISTING STREET AS SHOWN
- PARKING GRADE EXIT STAIR
- PROPOSED BUILDING SERVICES, SEE CIVIL
- 2.1m HT. SOLID WOOD FENCE
- PROPOSED CITY BOULEVARD - CYCLE TRACK / WARNING STRIP / SIDEWALK

SITE PLAN SYMBOLS:

- SOFT LANDSCAPE
- PEDESTRIAN WALKING SURFACE
- DRIVING / PARKING AREA
- CONCRETE SIDEWALK
- CONCRETE DRIVEWAY / RAMP
- UNDEVELOPED AREA
- PARKLAND DEDICATION
- PROPERTY LINE
- FENCE LINE
- BIKE RACK
- ENTRANCE / EXIT DOOR
- COMMERCIAL / EXIT DOOR
- FIRE HYDRANT
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- SIAMSE CONNECTION

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC APPLICATION - PHASE 1	2022 09 13
2	ISSUED FOR CONSULTANT COORDINATION	2022 06 22
3	ISSUED FOR CONSULTANT COORDINATION	2022 02 21

ARCHITECT SEAL:
 ARCHITECT: **Manor Park Management**
 ARCHITECT: **rla/architecture**
 56 beech street, ottawa, ontario K1S 3J6
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LOCATION:
 SURFACE PARKING SPACES: 22
 LEVEL P1 PARKING SPACES: 243
 LEVEL P2 PARKING SPACES: 233
 LEVEL P3 PARKING SPACES: 233
 LEVEL P4 PARKING SPACES: 90
 TOTAL: 821

CLIENT:
 112 MONTREAL ROAD
 OTTAWA ONTARIO

SHEET TITLE:
 SITE PLAN OVERALL

DRAWN: RV
CHECKED: R.V.
SCALE: 1:300
SHEET No.: SP-2
PROJECT No.: 2026