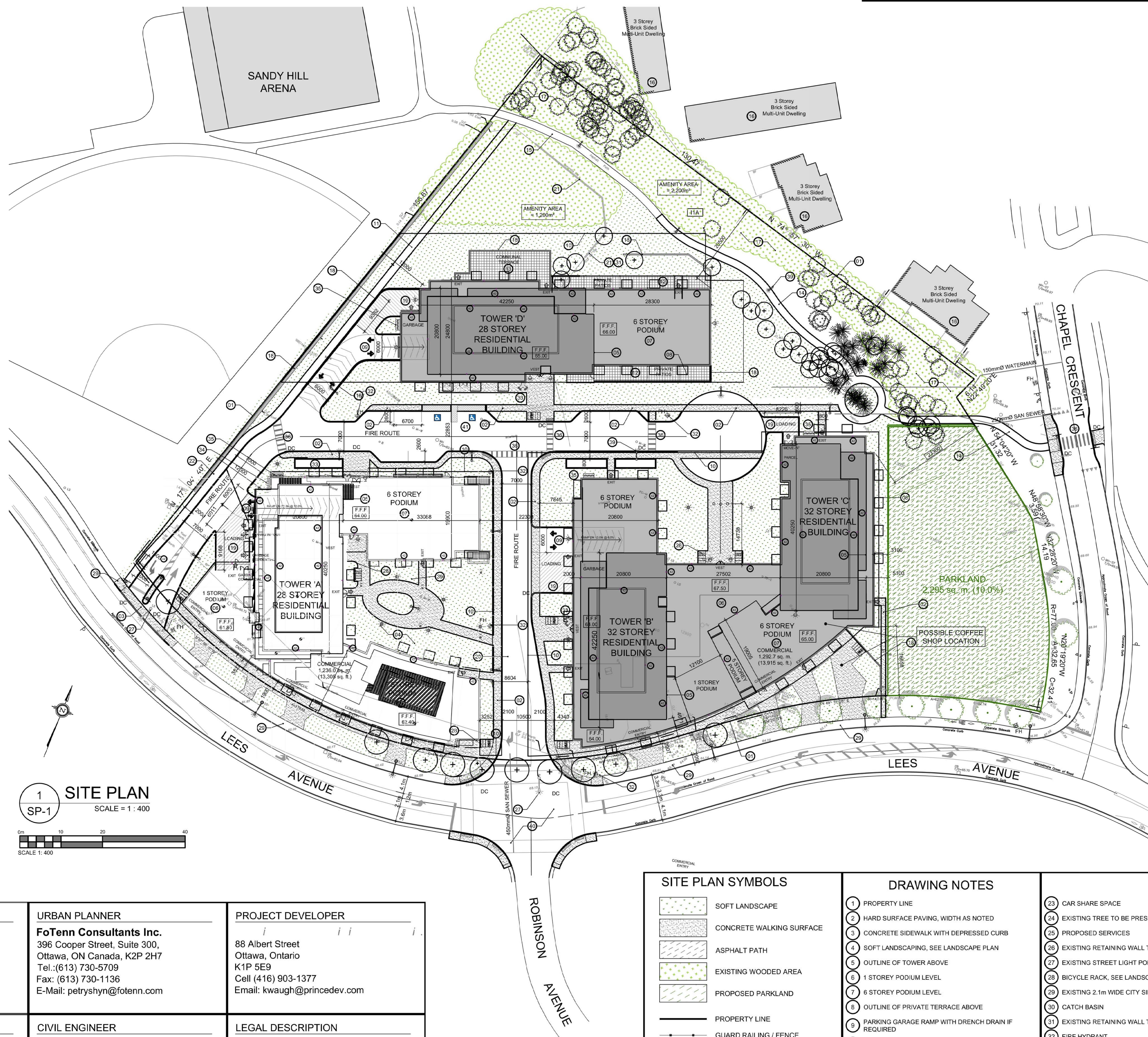
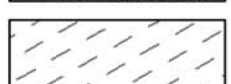
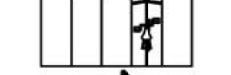
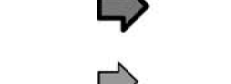
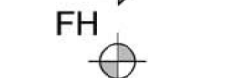


320 LEES AVENUE (2 ROBINSON)



LANDSCAPE ARCHITECT FoTenn Consultants Inc. 396 Cooper Street, Suite 300, Ottawa, ON Canada, K2P 2H7 Tel.: (613) 730-5709 ext. 241 Fax: (613) 730-1136 E-Mail: abbasi@fotenn.com	CIVIL PLANNER FoTenn Consultants Inc. 396 Cooper Street, Suite 300, Ottawa, ON Canada, K2P 2H7 Tel.: (613) 730-5709 Fax: (613) 730-1136 E-Mail: petyshym@fotenn.com	PROJECT DEVELOPER 88 Albert Street Ottawa, Ontario K1P 5E9 Cell (416) 903-1377 Email: kvaugh@princedev.com
WIND / SOUND ENGINEER Gradient Wind 127 Langgreen Road, Ottawa, ON Canada K0A 1L0 Tel.: (613) 836-0934 ext. 116 Cell: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com	CIVIL ENGINEER Novatech Eng. Consultants Ltd. 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: f.thauvette@novatech-eng.com	LEGAL DESCRIPTION <i>TOPOGRAPHICAL PLAN OF SURVEY OF</i> PART OF LOT F CONCESSION D (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA Prepared by Annis, O'Sullivan, Vollebekk Ltd.
GEOTECHNICAL ENGINEER Paterson Group 154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: (613) 226-7381 Ext. 233 Fax: (613) E-Mail: MBeaudoin@patersongroup.ca	TRANSPORTATION ENGINEER Novatech Eng. Consultants Ltd. 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: j.luong@novatech-eng.com	SURVEYOR Annis O'Sullivan Vollebekk Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079 E-Mail: Andys@aoavlt.com

SITE PLAN SYMBOLS		DRAWING NOTES	
	SOFT LANDSCAPE	1	PROPERTY LINE
	CONCRETE WALKING SURFACE	2	HARD SURFACE PAVING, WIDTH AS NOTED
	ASPHALT PATH	3	CONCRETE SIDEWALK WITH DEPRESSED CURB
	EXISTING WOODED AREA	4	SOFT LANDSCAPING, SEE LANDSCAPE PLAN
	PROPOSED PARKLAND	5	OUTLINE OF TOWER ABOVE
	PROPERTY LINE	6	1 STOREY PODIUM LEVEL
	GUARD RAILING / FENCE	7	6 STOREY PODIUM LEVEL
	BIKE RACK	8	OUTLINE OF PRIVATE TERRACE ABOVE
	ENTRANCE / EXIT DOOR	9	PARKING GARAGE RAMP WITH DRENCH DRAIN IF REQUIRED
	COMMERCIAL / EXIT DOOR	10	OUTLINE OF BELOW GRADE PARKING GARAGE
	FIRE HYDRANT	11	1.8m WIDE ASPHALT PEDESTRIAN PATH
	VEHICULAR DIRECTION	12	AT GRADE PRIVATE PATIO WITH LOW FENCE
	EXISTING TREE TO REMAIN	13	AT GRADE COMMUNAL TERRACE
	SIAMESE CONNECTION	14	REALIGNED 1.8m WIDE ASPHALT PEDESTRIAN PATH
	CITY STREET LIGHTING	15	EXISTING 1.8m WIDE ASPHALT PEDESTRIAN PATH
	SITE LIGHTING	16	EXISTING BUILDINGS ON ADJACENT PROPERTY
		17	EXISTING WOODED AREA TO REMAIN
		18	RETAINING WALL WITH GUARD RAIL AS REQUIRED
		19	LOADING / SERVICE BAY / GARBAGE PICK-UP
		20	OUTLINE OF EXISTING BUILDING TO BE REMOVED
		21	EXISTING CHAIN LINK FENCE TO BE REMOVED
		22	EXISTING TREE TO BE REMOVED
		23	CAR SHARE SPACE
		24	EXISTING TREE TO BE PRESERVED
		25	PROPOSED SERVICES
		26	EXISTING RETAINING WALL TO REMAIN
		27	EXISTING STREET LIGHT POLE, RELOCATE AS REQUIRED
		28	BICYCLE RACK, SEE LANDSCAPE FOR DETAILS
		29	EXISTING 2.1m WIDE CITY SIDEWALK
		30	CATCH BASIN
		31	EXISTING RETAINING WALL TO BE REMOVED
		32	FIRE HYDRANT
		33	SIAMESE CONNECTION
		34	PARKING GARAGE INTAKE / EXHAUST GRILL
		35	NATURAL GAS EQUIPMENT WITH BOLLARDS
		36	PEDESTRIAN CROSS WALK WITH DEPRESS CURBS
		37	SITE FURNITURE - SEE LANDSCAPE FOR DETAILS
		38	MOUNTABLE CURB
		39	SITE LIGHTING
		40	NEW SIGNALIZED INTERSECTION
		41	ACCESSIBLE PARKING SPACES
		42	SCUPPER

PROJECT INFORMATION

ZONING

TD2 [2745] \$449

SITE AREA

22,951.0 sq. m.
(247,043 sq. ft.)

22,948.5 sq. m.
(247,016 sq. ft.)

REQUIRED

BUILDING HEIGHT

(AS PER SCHEDULE S449)

103.0m

FRONT YARD SETBACK - LEES AVENUE

0.0m

FRONT YARD SETBACK - 11A ZONE

3.0m

INTERIOR YARD SETBACK - EAST

2.0m

INTERIOR YARD SETBACK - WEST

12.0m

REAR YARD SETBACK

17.0m

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 250m² GFA

CAR PARKING

REQUIRED

RESIDENCE

- Area "C" NOT REQUIRED

0

VISITOR

- 0.1 PER UNIT
(MAXIMUM 30 PER BUILDING)

120

COMMERCIAL

- Area "C" NOT REQUIRED

0

TOTAL

120

PROVIDED

RESIDENCE

- 0.53 PER UNIT (1,517 UNITS)

804

VISITOR - INTERIOR

- 0.072 PER UNIT

109

VISITOR - SURFACE

- 0.011 PER UNIT

17

CAR SHARE

4

- 0.82 PER UNIT

934

BICYCLE PARKING

REQUIRED

RESIDENCE

- 0.5 PER UNIT (1,517 UNITS)

759

COMMERCIAL

- 1 PER 250m² GFA (2,518.7m²)

769

PROVIDED

INTERIOR

1,782

EXTERIOR

52

1,834

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

=

3,600.0 sq. m.

TOTAL

=

11,300 sq. m.

PER TOTAL COMMUNAL

=

7,300 sq. m.

REQUIRED - 6.0M² PER UNIT (1,448)

=

8,688 sq. m.

REQUIRED COMMUNAL @ 50%

=

4,344 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 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

=

8,895.2 sq. m.

38.75%

PARKLAND

=

2,295.0 sq. m.

10.00%

TOTAL

=

22,948.5 sq. m.

100.00%

SOLID WASTE

BUILDING "A" - 450 UNITS

GARBAGE

0.110 Y³ PER UNIT

50 Y³

RECYCLING - GMP

0.018 Y³ PER UNIT

8 Y³

RECYCLING - FIBRE

0.048 Y³ PER UNIT

17 Y³

ORGANICS

1 - 240 L BIN PER PER 50 UNITS

9

BUILDING "B" - 369 UNITS

GARBAGE

0.110 Y³ PER UNIT

40 Y³

RECYCLING - GMP

0.018 Y³ PER UNIT

7 Y³

RECYCLING - FIBRE

0.038 Y³ PER UNIT

14 Y³

ORGANICS

1 - 240 L BIN PER PER 50 UNITS

8

BUILDING "C" - 369 UNITS

GARBAGE

0.110 Y³ PER UNIT

42 Y³

RECYCLING - GMP

0.018 Y³ PER UNIT

7 Y³

RECYCLING - FIBRE

0.038 Y³ PER UNIT

14 Y³

ORGANICS

1 - 240 L BIN PER PER 50 UNITS

8

BUILDING "D" - 329 UNITS

GARBAGE

0.110 Y³ PER UNIT

37 Y³

RECYCLING - GMP

0.018 Y³ PER UNIT

6 Y³

RECYCLING - FIBRE

0.048 Y³ PER UNIT

13 Y³

ORGANICS

1 - 240 L BIN PER PER 50 UNITS

7

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)

83.0m 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

1,517 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

934

VEHICLE PARKING - RESIDENTIAL UNIT

814

VEHICLE PARKING - VISITOR

120

BICYCLE PARKING - RESIDENTIAL

1782

BICYCLE PARKING - COMMERCIAL

52

LOT COVERAGE

36.9%

EXTERIOR AMENITY SPACE

3,900.0 sq. m.

GROUND FLOOR TRANSPARENT GLAZING

60.0%

TOTAL PROJECT G.F.A.

92,364.5 sq. m.
994,203 sq. ft.

GROSS BUILDING - AREAS

(CITY OF OTTAWA ZONING AREA)

BUILDING 'A'

STAGE 1 CONSTRUCTION

PARKING LEVEL

0.0 sq. m.
0.00 sq. ft.

GROUND FLOOR

2,618 sq. m.
28,182 sq. ft.

2nd - 6th

5 x 2,331 sq. m.
5 x 25,094 sq. ft.

11,655 sq. m.
125,470 sq. ft.

7th FLOOR

873 sq. m.
9,398 sq. ft.

8th - 26th FLOOR TOWER

19 x 873 sq. m.
19 x 9,398 sq. ft.

16,587 sq. m.
178,562 sq. ft.

27st - 28th FLOOR

2 x 752 sq. m.
2 x 8,095 sq. ft.

1,504 sq. m.
16,190 sq. ft.

MECHANICAL LEVEL

320 sq. m.
3,444 sq. ft.

TOTAL AREA

33,557 sq. m.
361,245 sq. ft.

TOWER FOOTPRINT

831.8 sq. m.
8,953 sq. ft.

UNIT COUNT

450

VEHICLE PARKING

198

BICYCLE PARKING

347

COMMERCIAL AREA

1,236 sq. m.
13,305 sq. ft.

BUILDING 'B' & 'C'

STAGE 3 CONSTRUCTION

PARKING LEVEL

0.0 sq

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NOTES GÉNÉRALES:

Ne pas mesurer directement des dessins.

Toutes les dimensions et conditions générales
doivent être vérifiées avant le début des travaux.

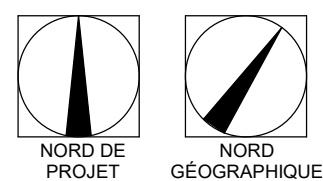
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Ce dessin doit être lu conjointement avec le devis
architectural et les notes générales.



Scalé

Client



Revision Schedule

Num	Revision Description	Date
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7 OCT 2022	ISSUED FOR SITE PLAN APPROVAL	CA
9 OCT 2022	ISSUED FOR COORDINATION	CA
12 SEPT 2022	ISSUED FOR COORDINATION	CA
DATE	ISSUE/REVISION	PAR

CLELAND JARDINE ENGINEERING LTD.	200-580 Terry Fox Drive Kirkland, Ontario K3J 4P9 416-591-1333 416-591-1705
	Structure

Smith + Andersen	1000 LaSalle Avenue, Suite 500 Ottawa, Ontario, K1Z 1G5 T: 613-232-1186 F: 613-232-0386
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FOTENN Planning + Design	613-745-5700 613-745-5700
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OTTAWA, ONTARIO
ROBINSON

Project

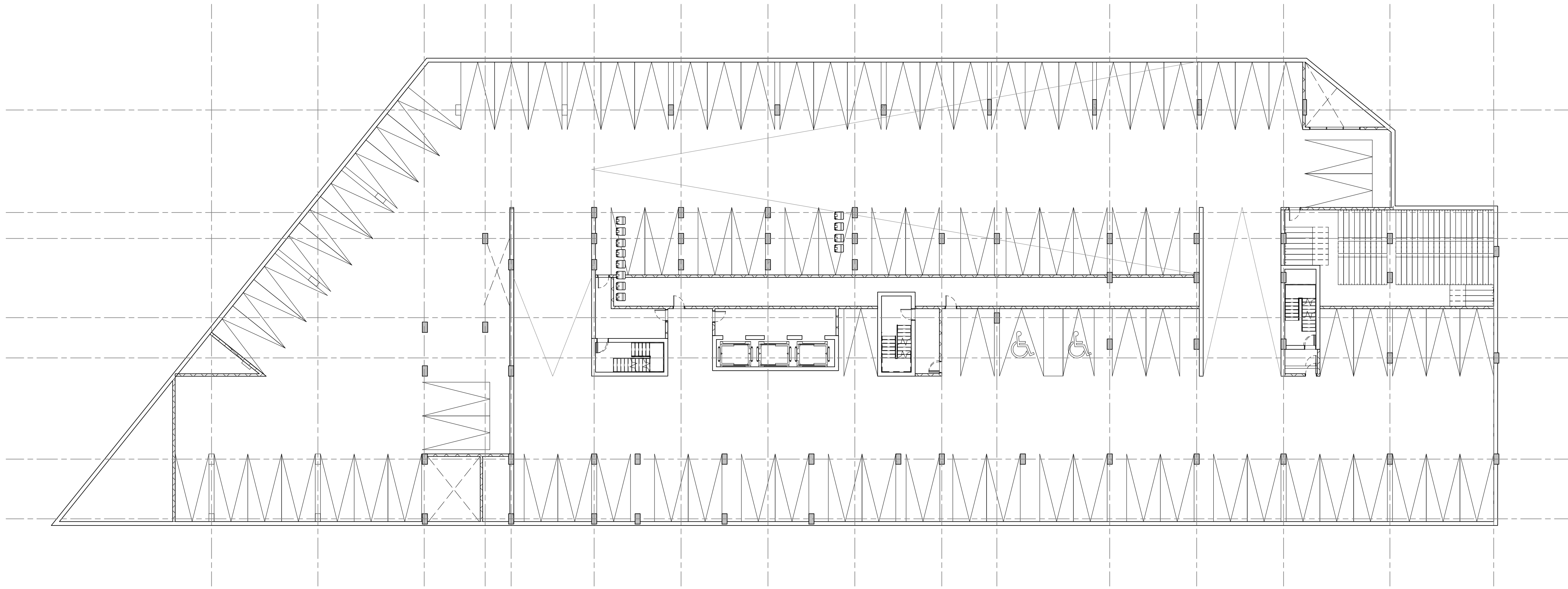
Time du dessin :

FLOOR PLAN- P2

échelle : 1 : 200	dessiné par : CA	
date : 2023-10-05	approuvé par : EH	
dossier : 20-027	dessiné :	

A02
#18357

BUILDING D
P2 LEVEL



BUILDING B/C
P2 LEVEL



BUILDING A
P2 LEVEL



NOTES GENERALES

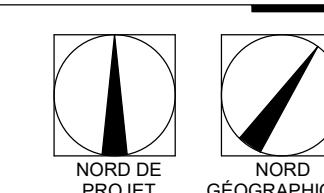
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Toutes les dimensions et conditions générales

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Social



Client

Revision Schedule		
Num	Revision Description	Code

7.OCT.2022	ISSUED FOR SITE PLAN APPROVAL	CA
3.OCT.2022	ISSUED FOR COORDINATION	CA
12.SEP.2022	ISSUED FOR COORDINATION	CA
DATE	ISSUE/REVISION	PAR

**CLELAND
JARDINE**
ENGINEERING LTD.

Smith + Andersen
1600 Carling Avenue, Suite 530
Ottawa, Ontario, K1Z 1G3

MÉCANIQUE- ÉLECTRICITÉ

FOTENN
Planning + Design

203 McLeod Street, Ottawa, ON K2P 0Z6
613.730.5709

OTTAWA, ONTARIO
ROBINSON

Project

Titre du dossier :

FLOOR PLAN- P1

échelle : 1 : 200	dessiné par : CA	
date : 2022-10-05	approuvé par : EHI	
dossier : 20-027	dessin :	A03

A03

NOTES GENERALES

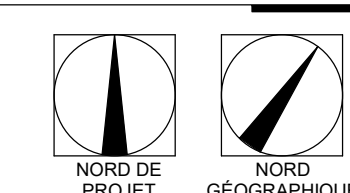
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Ottawa, Ontario, K2Z 1G5

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FOTENN
Planning + Design

223 McLeod Street, Ottawa, ON K2P 0Z6
613.730.5709

OTTAWA, ONTARIO
ROBINSON

Project

Titre du dessin :

FLOOR PLAN-
GROUND FLOOR

échelle : 1 : 200	dessiné par : CA	
date : 2022-10-05	approuvé par : EHI	
dossier : 20-027	dessin :	

A04

#18357

BUILDING D
LEVEL 1

BUILDING A
LEVEL 1

NOTES GENERALES

Ne pas mesurer directement des dessins

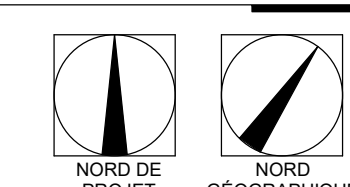
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doivent être vérifiées avant le début des tra-

En aucun cas ne procéder dans l'incertitude



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7.OCT.2022	ISSUED FOR SITE PLAN APPROVAL	C
3.OCT.2022	ISSUED FOR COORDINATION	C
12.SEP.2022	ISSUED FOR COORDINATION	C
DATE	DESCRIPTION	BY

DATE	REMARKS	TIME



200-580 Terry Fox Drive
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F 613-591-3703



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Ottawa, Ontario, K1Z 1G3

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Pro

Titre du dossier

FLOOR PLAN- LEVEL
2-6

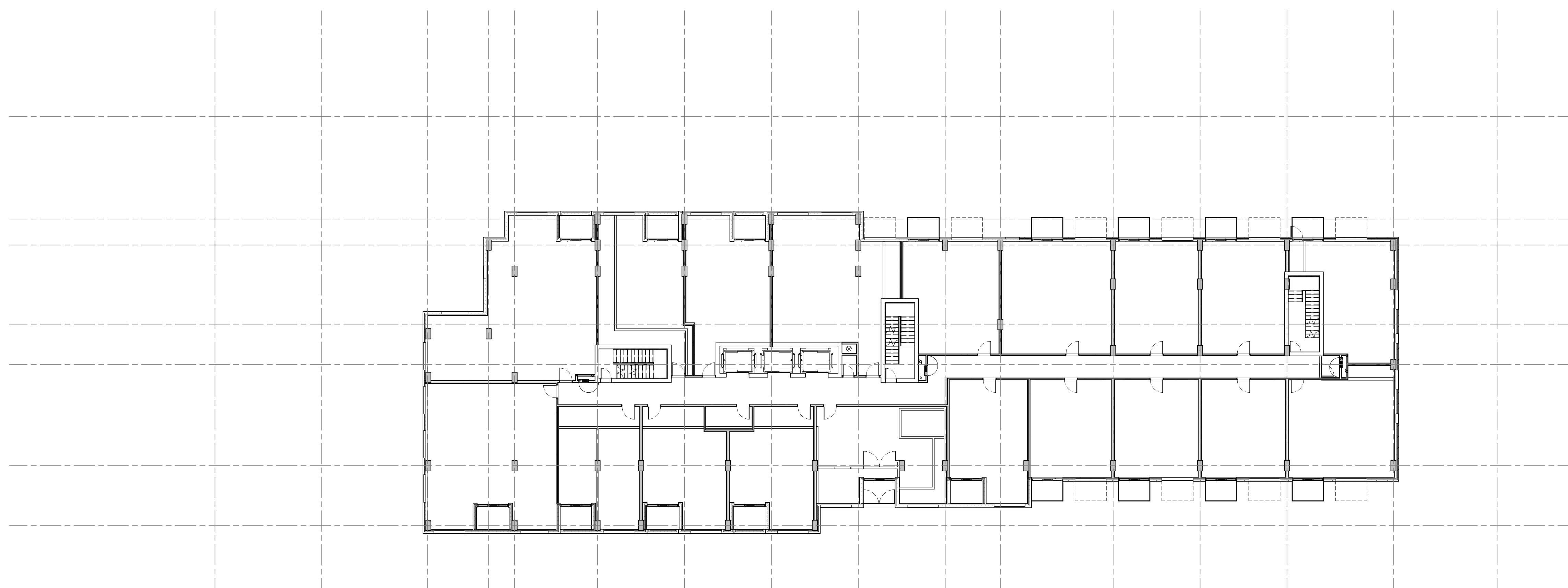
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A05

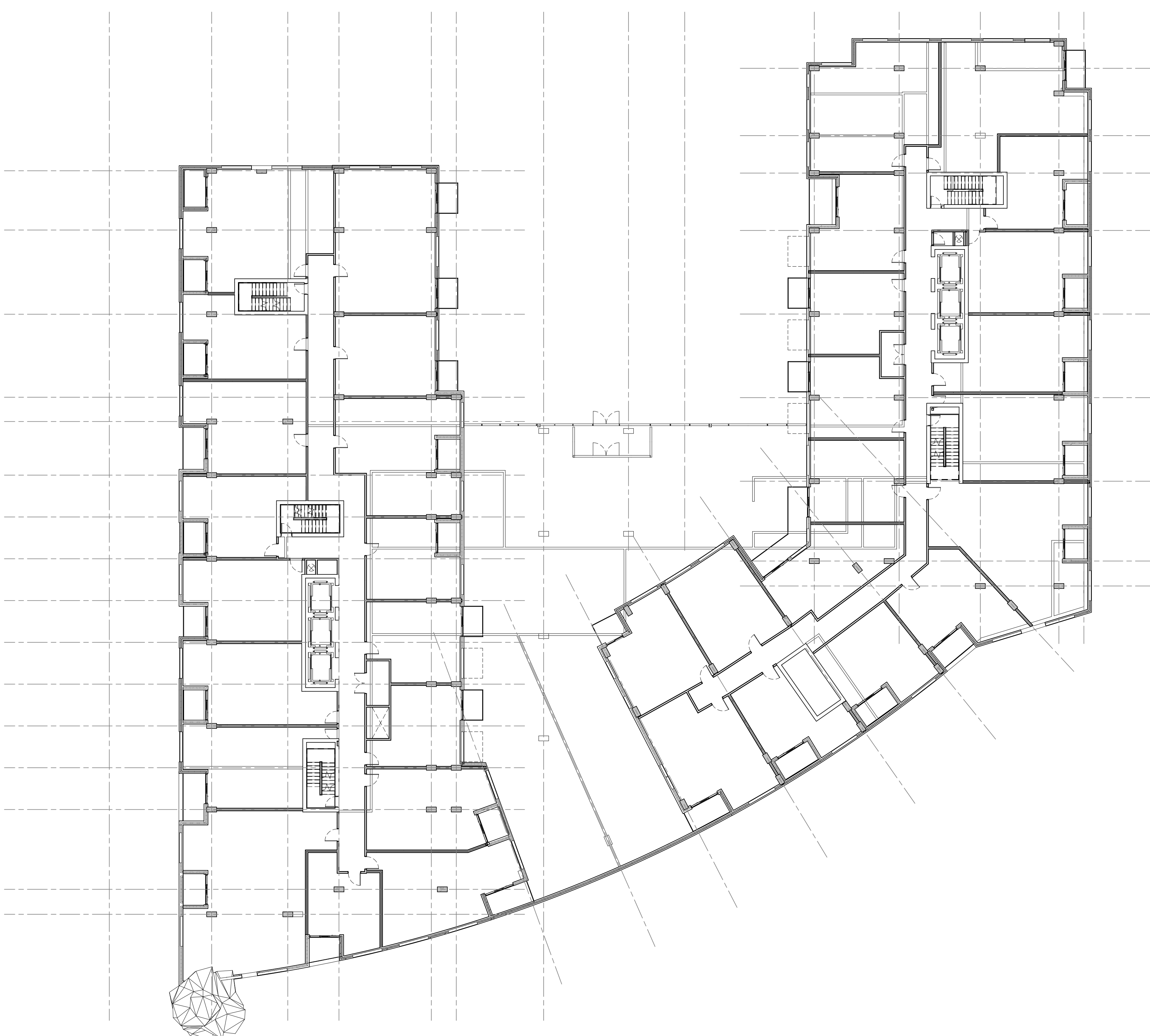
A05

#18357

BUILDING D
LEVEL 3-6



BUILDING B/C
LEVEL 3-5



BUILDING A
LEVEL 2-6

Revision Schedule		
Item	Revision Description	Date

[illegible]

7.OCT.2022	ISSUED FOR SITE PLAN APPROVAL	C
3.OCT.2022	ISSUED FOR COORDINATION	C
12.SEP.2022	ISSUED FOR COORDINATION	C
DATE	DESCRIPTION	BY

NOTES GENERALES

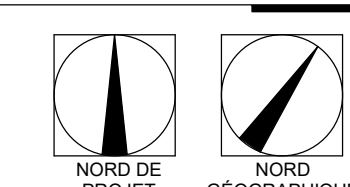
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8099



Class

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MÉCANIQUE-ÉLECTRICITÉ

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Planning + Design
223 McLeod Street, Ottawa, ON K2P 0Z6
613.700.6700

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Dead end

Titre du dossier :

FLOOR PLAN-
TYPICAL TOWER PLAN

échelle : 1 : 200	dessiné par : CA	
date : 2022-10-05	approuvé par : EHI	
dossier : 20-027	dessin :	A07

A07

018267

NOTES GENERALES

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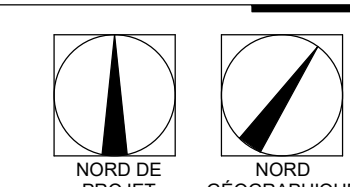
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8099



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Revision Schedule		
Item	Revision Description	Date

[illegible]

Revisor

Smith + Andersen
1600 Carling Avenue, Suite 530
Ottawa, Ontario, K2Z 1G3

Structure

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FOTENN
Planning + Design

223 McLeod Street, Ottawa ON K2P 0Z6
613.730.5709

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Project

Titre du dessin :

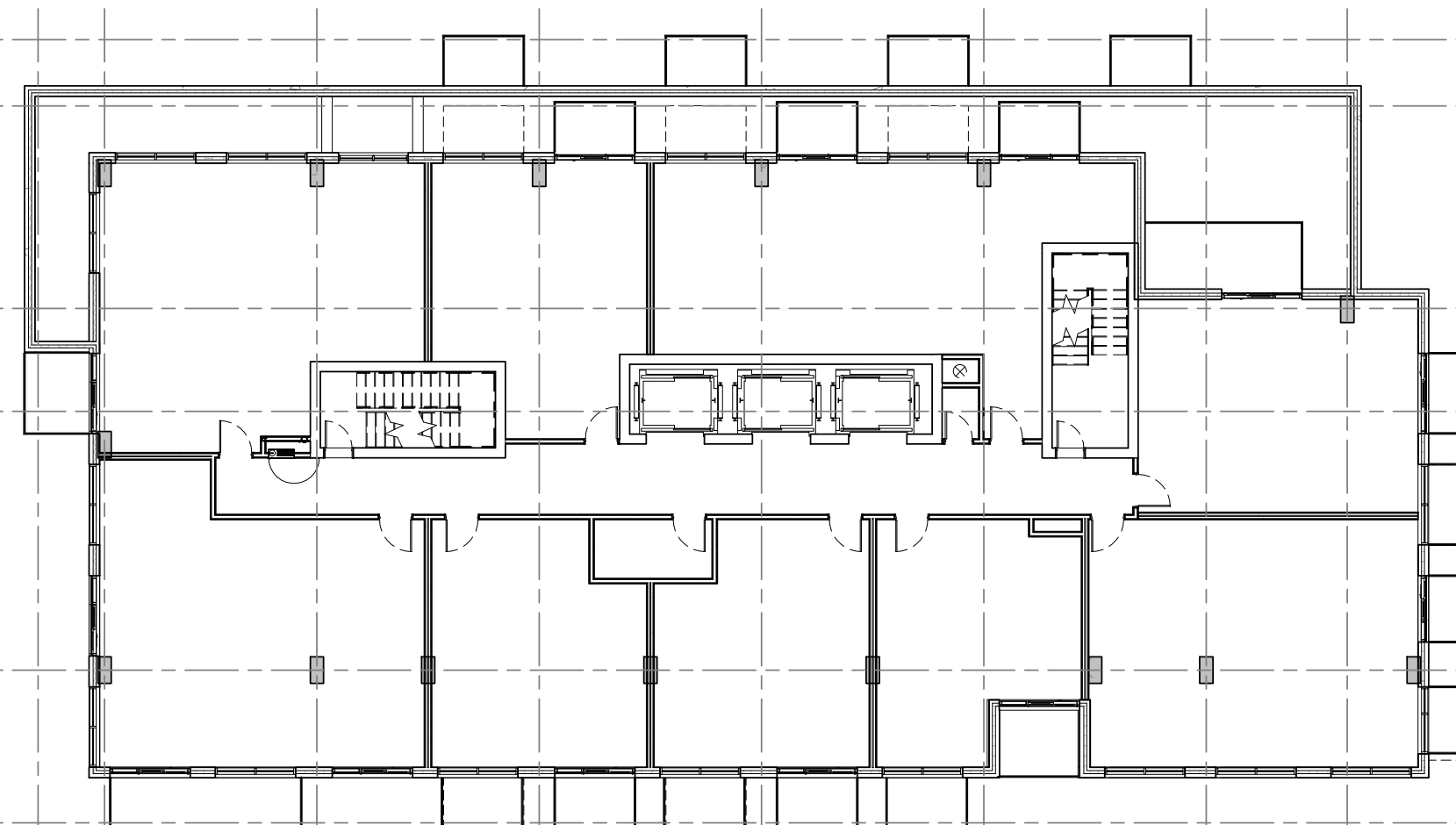
FLOOR PLAN- UPPER
FLOOR PLANS

échelle : 1 : 200	dessiné par : CA	
date : 2022-10-05	approuvé par : EHI	
dossier : 20-027	dessin :	

A08

A00

BUILDING D
LEVEL 27-28



BUILDING A
LEVEL 27-28

BUILDING B/C
LEVEL 31-32

Revision Schedule		
Item	Revision Description	Date

[illegible]

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Planning + Design

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613.730.5709

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Titre du dossier :

FLOOR PLAN- MECH.
PENTHOUSE

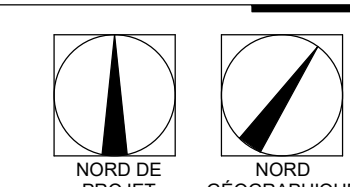
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date : 2022-10-05	approuvé par : EH	
dossier : 20/207	dessin :	

NOTES GENERALES

No pas mesurer directement des dessins.
Toutes les dimensions et conditions générales doivent être vérifiées avant le début des travaux.



Social



Class

Revision Schedule

Num	Revision Description	Code
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[illegible]

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12.SEPT.2022	ISSUED FOR COORDINATION	CA
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G LTD.** 200-580 Terry Fox Drive
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F 613-591-1703



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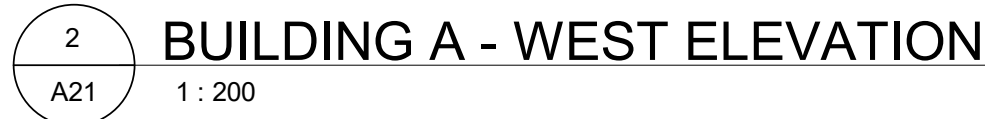
Project

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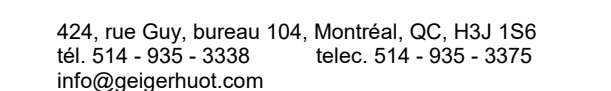
BUILDING ELEVATIONS

échelle : 1 : 400	dessiné par : CA	
date : 2022-10-05	approuvé par : EH	
dossier : 20-027	dessin : A20	

A20







NOTES GENERALES:

Ne pas mesurer directement des dessins.

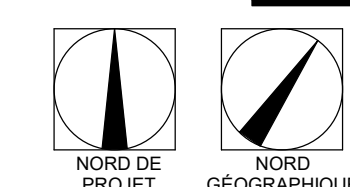
Toutes les dimensions et conditions générales doivent être vérifiées avant le début des travaux.

En aucun cas ne procéder dans l'incertitude.

Ce dessin doit être lu conjointement avec le devis architectural et les notes générales.



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Revision Schedule

Abn.	Condition Description	Date
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[illegible]

7.OCT.2022	ISSUED FOR SITE PLAN APPROVAL	C
3.OCT.2022	ISSUED FOR COORDINATION	C
12.SEP.2022	ISSUED FOR COORDINATION	C
DATE	ISSUE/REVISION	PA



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Dee

Titre du dessin :

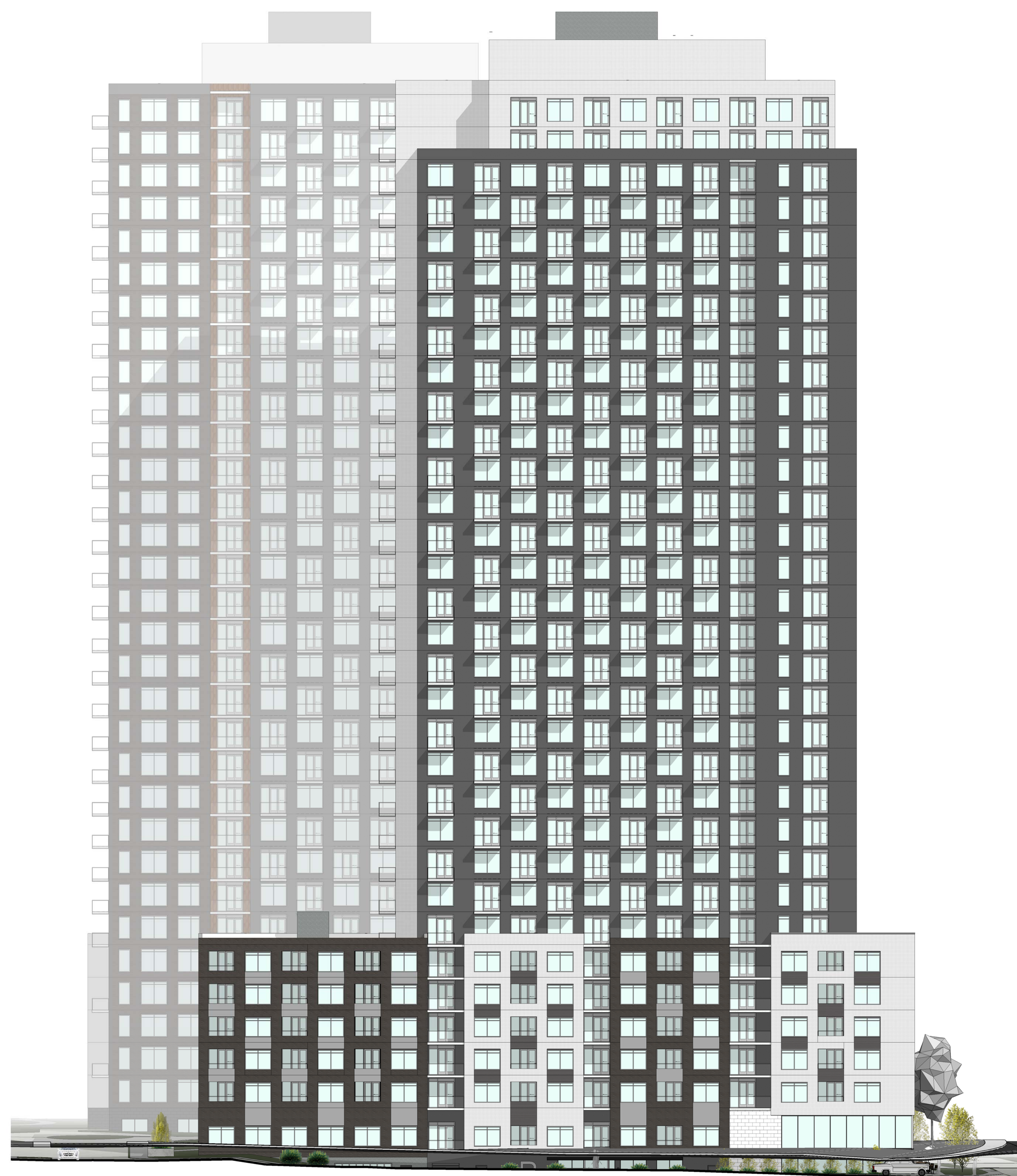
BUILDING B+C -
SOUTH AND WEST
ELEVATION

échelle : 1 : 200	dessiné par : CA	
date : 2022-10-05	approuvé par : EH	
dossier : 20-027	dessin :	

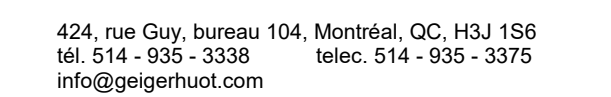
A23

A23
#18267

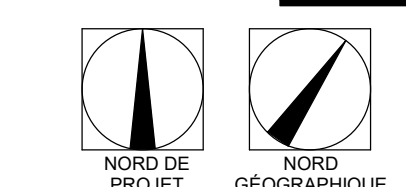
1 BUILDING B + C - SOUTH ELEVATION - LEES AVENUE
A23 1 : 200



2 BUILDING B+C - WEST ELEVATION
A23 1 : 200



See



Click

Revision Schedule		
Num	Revision Description	Date

[illegible]

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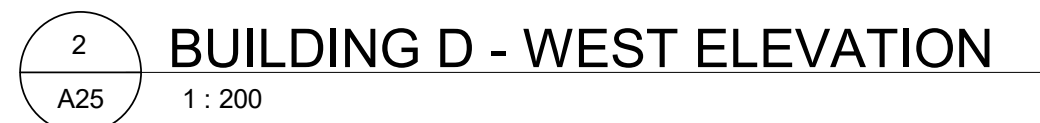
Titre du dossier :

BUILDING B+C -
NORTH AND EAST
ELEVATION

échelle : 1 : 200	dessiné par : CA	
date : 2022-10-05	approuvé par : EH	
dossier : 20-027	dessin :	

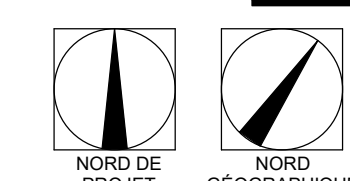
A24

A24





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Revision Schedule

Ab. no.	Resolução Resonância	Proteção
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Other studies



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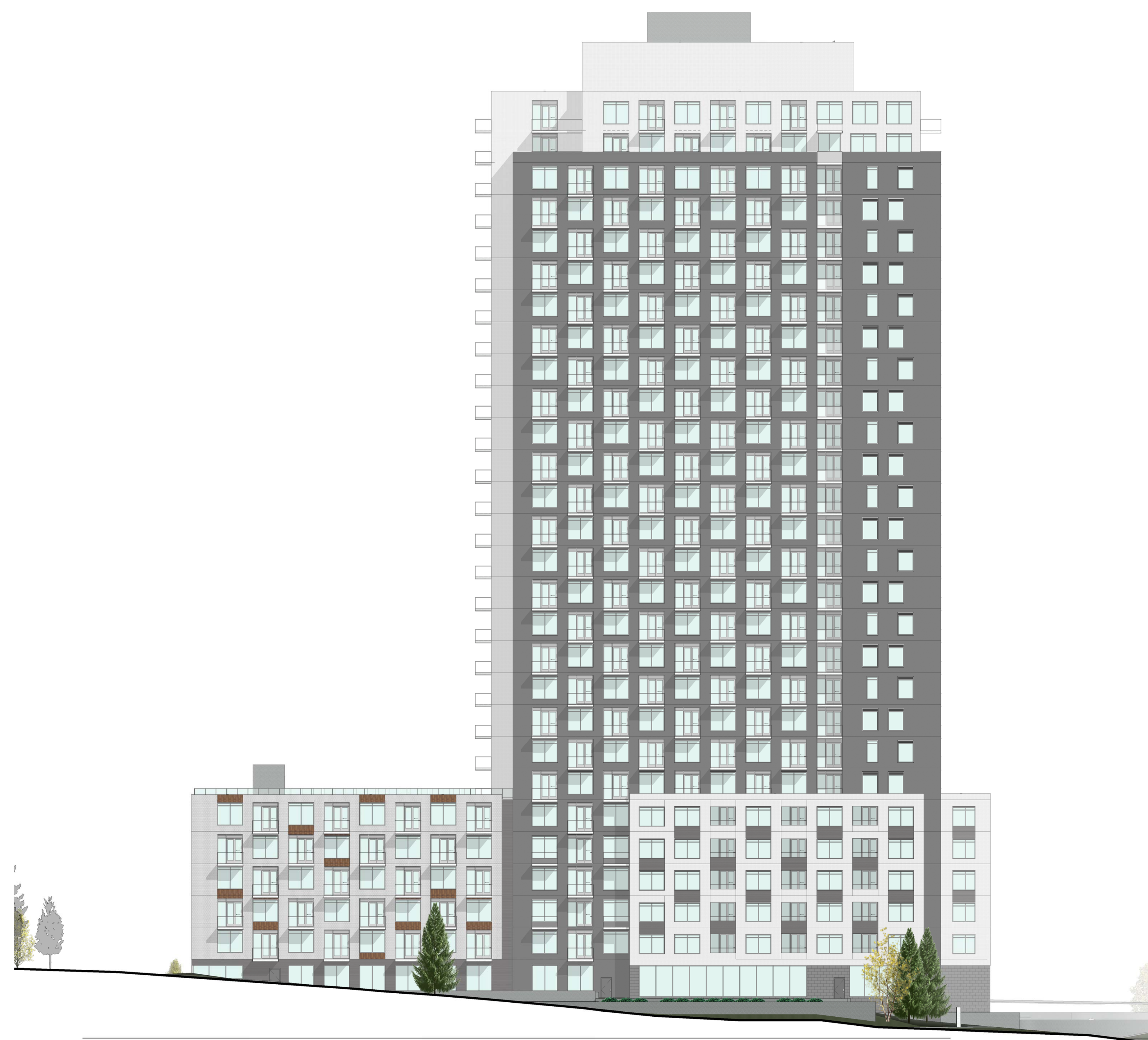
OTTAWA, ONTARIO
ROBINSON

Deed

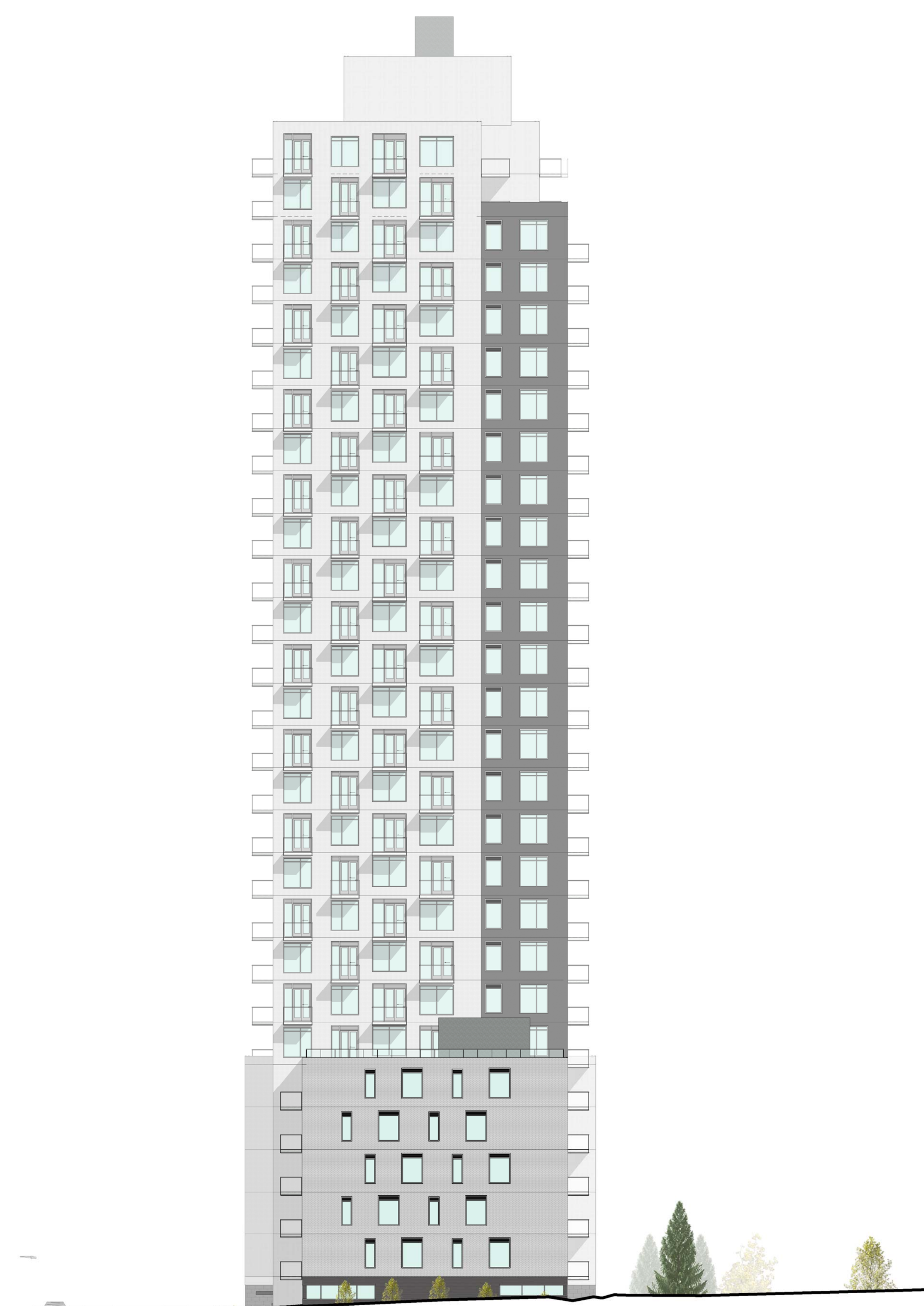
Titre du dossier :

BUILDING D - NORTH
AND EAST ELEVATION

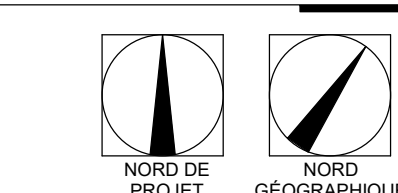
échelle : 1 : 200	dessiné par : CA	
date : 2022-10-05	approuvé par : EHI	
dossier : 20-027	dessin :	

A26
019367

1 BUILDING D - NORTH ELEVATION
A26 1 : 200



2 BUILDING D - EAST ELEVATION
A26 1 : 200



Revision Schedule		
Item	Revision Description	Date

[illegible]

7.OCT.2022	ISSUED FOR SITE PLAN APPROVAL	C
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Titre du dessin :

PERSPECTIVES-

PODIUM

échelle :	dessiné par : CA	
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date : 2022-10-05	approuvé par : EH
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Application: 00-003	Application: AE
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 00000000 : 200207
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 #1835

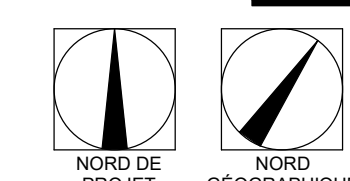
NOTES GENERALES

Ne pas mesurer directement des dessins.

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Revision Schedule		
Item	Revision Description	Date

[illegible]

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Titre du dessin :

BUILDING SECTION-
LOOKING SOUTH

échelle : 1 : 200	dessiné par : CA	
date : 2022-10-05	approuvé par : EH	
dossier : 20-027	dessin :	

A53

A53
#18267

