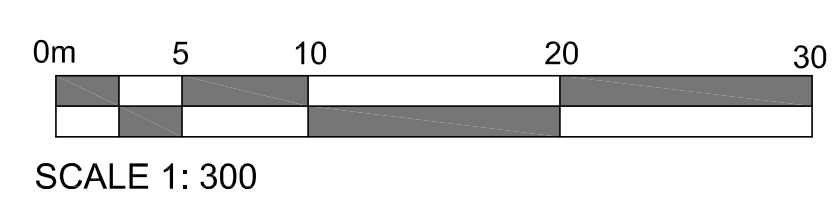


1 SITE PLAN - PHASE 1
SP-1
SCALE = 1 : 300



PROJECT DEVELOPER Manor Park Management 231 Britany Drive, Suite D Ottawa, ON Canada, K1K 0R8 E-Mail: isa@manorparkcap.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: posen@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. 6 Plaza Court Ottawa, ON K2H 7W1 Tel: (343) 999-9117 Cell: (613) 697-3797 Email: andrew.harte@cgtransportation.com	LANDSCAPE DESIGNER LEVSTEK CONSULTANTS 5871 Hugh Crescent Ottawa, ON Canada, K0a 2w0 Tel: (613) 826-0518 E-Mail: rievstek@iarocquelevstek.com



- SITE PLAN SYMBOLS:**
- SOFT LANDSCAPE
 - PEDESTRIAN WALKING SURFACE
 - DRIVING / PARKING AREA
 - CONCRETE SIDEWALK
 - EXISTING CITY 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
 - SIAMESE CONNECTION
- NOTE:
SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

SOLID WASTE

BUILDING 'A' - 36 UNITS	
GARBAGE	0.110 Y ² PER UNIT
RECYCLING - GMP	0.018 Y ² PER UNIT
RECYCLING - FIBRE	0.038 Y ² PER UNIT
ORGANICS	1 - 240 L BIN PER PER 50 UNITS
BUILDING 'B' - 394 UNITS	
GARBAGE	0.110 Y ² PER UNIT
RECYCLING - GMP	0.018 Y ² PER UNIT
RECYCLING - FIBRE	0.038 Y ² PER UNIT
ORGANICS	1 - 240 L BIN PER PER 50 UNITS

AMENITY SPACE

EXTERIOR AT GRADE	= 1,300.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR	= 220.0 sq. m.
7th FLOOR COMMUNAL INTERIOR	= 120.0 sq. m.
7th FLOOR COMMUNAL EXTERIOR TERRACE	= 130.0 sq. m.
35th FLOOR COMMUNAL EXTERIOR TERRACE	= 100.0 sq. m.
PRIVATE BALCONIES / TERRACES	= 1,700.0 sq. m.
TOTAL	= 3,570.0 sq. m.
TOTAL COMMUNAL	= 1,870.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (430)	= 2,580.0 sq. m.
REQUIRED COMMUNAL @ 50%	= 1,290.0 sq. m.

- 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
 - MOUNTABLE CURB WITH CONCRETE TRUCK APRON
 - SERVICE AREA
 - RAISED PEDESTRIAN CROSS WALK WITH TWSI
 - BIKE RACKS, SEE LANDSCAPE PLAN FOR TYPE
 - SIAMESE CONNECTION
 - PARKING GARAGE INTAKE / EXHAUST GRILL
 - 2.6 X 5.2m STANDARD PARKING SPACES
 - ASPHALT DRIVEWAY WITH 150mm BARRIER CURB
 - FIRE HYDRANT
 - SOFT LANDSCAPING
 - 2.0m WIDE CONCRETE SIDEWALK
 - EXTERIOR PATIO (COMMERCIAL / COMMUNAL)
 - BELOW GRADE CISTERN
 - EXISTING CITY SIDEWALK INSTALL SUMMER OF 2021
 - RAISED PLANTER
 - EXISTING CHAIN LINK FENCE
 - CONSTRUCTION STAGING FENCE
 - PARKLAND DEDICATION AREA
 - PHASING LINE
 - HARD SURFACE WALKING SURFACE
 - AT GRADE PRIVATE PATIOS
 - 6.0m WIDE FIRE ROUTE
 - EXISTING CHAIN LINK FENCE
 - EXISTING SOFT LANDSCAPED BOULEVARD
 - PHASE 1 CONSTRUCTION ACCESS
 - EXISTING TREE TO REMAIN PROTECT AS REQUIRED
 - ALTER EXISTING STREET AS SHOWN
 - PARKING GARAGE EXIT STAIR
 - PROPOSED BUILDING SERVICES, SEE CIVIL
 - 2.1m HT. SOLID WOOD FENCE
 - SEASONAL PLANTERS
 - GAS PRESSURE RELEASE STATION
 - ELECTRIC VEHICLE CHARGING STATION
 - ACCESSIBLE PARKING SPACE
 - DEPRESSED CURB - TWSI AS SHOWN
 - CYCLE REPAIR STATION
 - DEPRESSED CURB AND CONTINUOUS SIDEWALK TO CITY STANDARDS, SEE CIVIL
 - 2.5m SURFACE EASEMENT

PROJECT INFORMATION

ZONING: TM(2383) S365-h
 SITE AREA: 12,165.45 sq m
 PHASE 1 AREA: 130,346 sq ft
 PHASE 2 AREA: 6,150.19 sq m
 6,200 sq ft
 6,015.26 sq m
 64,748 sq ft

REQUIRED

BUILDING HEIGHT - BLDG A	8 Storeys / 29.0m
BUILDING HEIGHT - BLDG B1	37 Storeys / 116.0m
GRADE - BLDG A - ABOVE SEA LEVEL	56.70m
GRADE - BLDG B1 - ABOVE SEA LEVEL	57.40m
BUILDING SETBACKS	as per Schedule S365-h
RESIDENTIAL PARKING - AREA "Y"	0.5 PER UNIT
VISITOR PARKING - AREA "Y"	0.1 PER UNIT
COMMERCIAL PARKING - RESTAURANT	not required
BICYCLE PARKING	1 per 250m ² of GFA
BICYCLE PARKING - COMMERCIAL	0.5 PER UNIT
AMENITY SPACE	6.0 m ² PER UNIT

PROJECT STATISTICS - PHASE 1

BUILDING 'A'	STAGE 1 CONSTRUCTION	UNIT COUNT
PARKING LEVEL	0.0 sq. m.	0
GROUND FLOOR	234.6 sq. m.	12
2nd FLOOR	4,158.9 sq. m.	2
3rd - 8th FLOOR	6 x 311.0 sq. m.	18
	6 x 3,348 sq. ft.	18
MECHANICAL LEVEL	0.0 sq. m.	0
TOTAL AREA	2,510.5 sq. m.	36
COMMERCIAL AREA	234.6 sq. m.	12
UNIT COUNT	0.5 PER UNIT AFTER 12 UNITS	12
VISITOR PARKING	0.1 PER UNIT AFTER 12 UNITS	2
BICYCLE PARKING	0.5 PER UNIT	18
COMMERCIAL BICYCLE	1.0 PER 250m ² OF GFA	1

BUILDING 'B'

BUILDING 'B'	STAGE 2 CONSTRUCTION	UNIT COUNT
PARKING LEVEL	0.0 sq. m.	0
GROUND FLOOR	2,572.2 sq. m.	191
2nd - 6th FLOOR	5 x 889.3 sq. m.	394
7th FLOOR	4,449.1 sq. m.	197
8th - 34th FLOOR TOWER	27 x 650.04 sq. m.	1,755.15 sq. m.
35th - 37th FLOOR	3 x 454.8 sq. m.	1,364.56 sq. m.
MECHANICAL LEVEL	3 x 4,096 sq. ft.	0.0 sq. m.
TOTAL AREA	24,146.4 sq. m.	394
TOWER FOOTPRINT	807.2 sq. m.	191
UNIT COUNT	0.5 PER UNIT AFTER 12 UNITS	191
VISITOR PARKING	0.1 PER UNIT AFTER 12 UNITS	30
BICYCLE PARKING	0.5 PER UNIT	197

UNIT MIX

TOWNHOUSE UNIT	0
ONE BEDROOM	291
TWO BEDROOM UNIT	107
THREE BEDROOM UNIT	32
TOTAL UNITS	430

CAR PARKING

RESIDENCE	-0.5 PER UNIT (AFTER 12 UNITS)	203
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS) (MAX 30)	32
COMMERCIAL RETAIL	-NON REQUIRED	0
TOTAL		235

PROVIDED

RESIDENCE	-0.59 PER UNIT	358
VISITOR	-0.07 PER UNIT	32
COMMERCIAL RETAIL	-NON REQUIRED	0
TOTAL		390

LOCATION

SURFACE: 14
 BELOW GRADE - 3 LEVELS: 369

BICYCLE PARKING

RESIDENCE	-0.5 PER UNIT (430 UNITS)	215
COMMERCIAL RETAIL	-1.0 PER 250m ² OF G.F.A.	1
TOTAL		216

PROVIDED

EXTERIOR	26
U/G PARKING LEVEL P1 FOR - PHASE 1	410
U/G PARKING LEVEL P1 FOR - PHASE 2	465
TOTAL	901

LOT COVERAGE

UNDEVELOPED AREA	= 43.81%	5,329.2 sq. m.
PARK LAND SPACE	= 5.64%	686.0 sq. m.
PAVED SURFACE	= 13.64%	1,660.0 sq. m.
BUILDING FOOTPRINT	= 13.13%	1,597.5 sq. m.
LANDSCAPE OPEN SPACE	= 23.78%	2,892.69 sq. m.
TOTAL	= 100.00%	12,165.45 sq. m.

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC 3rd COMMENT RESPONSE	2023 10 17
2	ISSUED FOR SPC 2nd COMMENT RESPONSE	2023 06 20
3	ISSUED FOR SPC 1st COMMENT RESPONSE	2023 03 15
4	ISSUED FOR SPC 1st COMMENT REVIEW	2023 03 04
5	ISSUED FOR LDRP SPC SUBMISSION	2023 01 19
6	ISSUED FOR CONSULTANT COORDINATION	2023 01 10
7	ISSUED FOR SPC APPLICATION - PHASE 1	2022 09 13
8	ISSUED FOR CONSULTANT COORDINATION	2022 06 22
9	ISSUED FOR CONSULTANT COORDINATION	2022 02 21

ARCHITECT SEAL:
 ARCHITECT: **rla / architecture**
 roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t: 613.724.9932 f: 613.724.1209 rla@architecture.ca

CLIENT:
 2705460 Ontario Inc.

PROJECT TITLE:
 112 MONTREAL ROAD

LOCATION:
 OTTAWA ONTARIO

SHEET TITLE:
 SITE PLAN PHASE 1

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