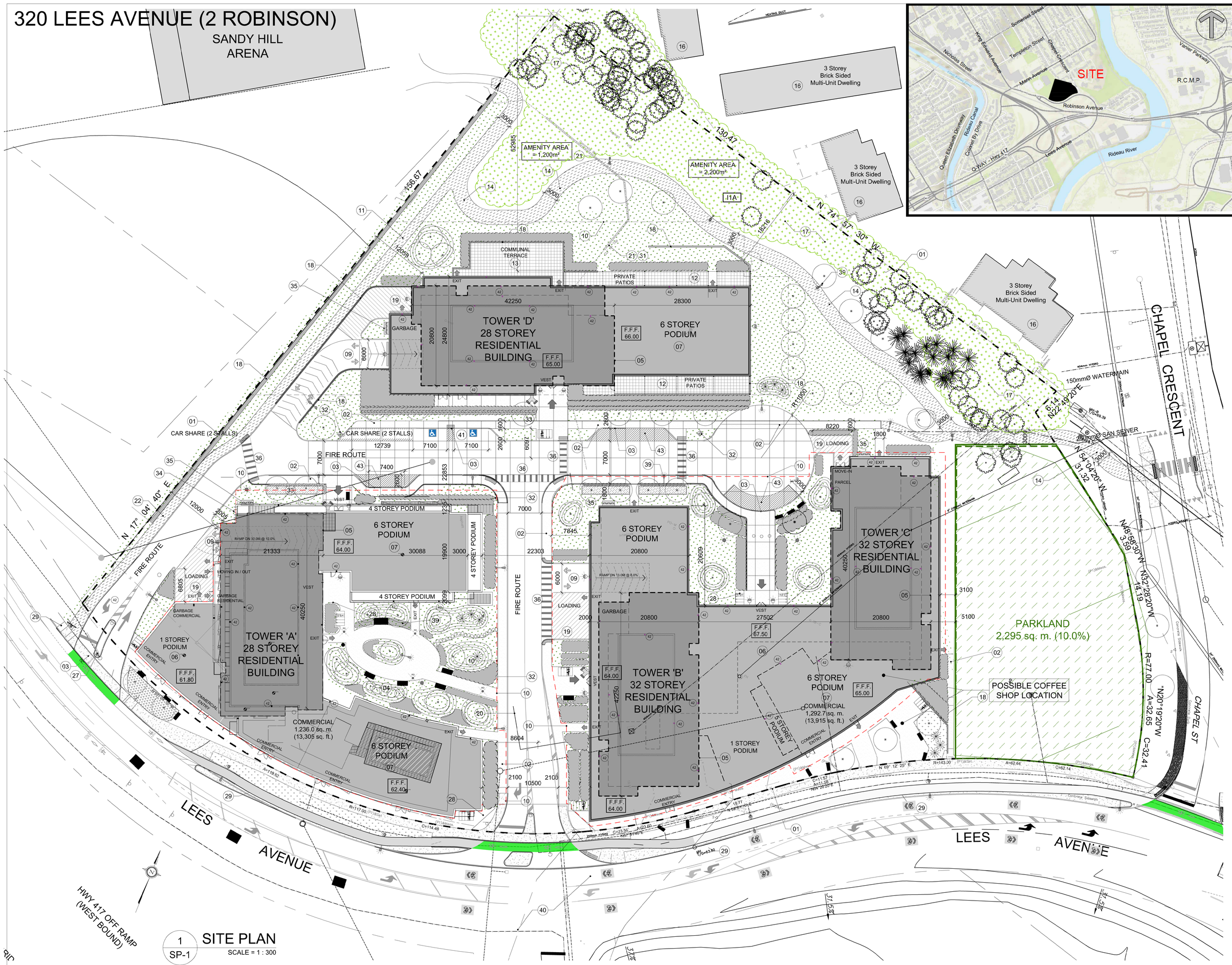
320 LEES AVENUE (2 ROBINSON)



1 SITE PLAN
SP-1
SCALE = 1 : 300

PROJECT INFORMATION

ZONING		TD2 [2745] S449
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 - I1A 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

PROVIDED

BUILDING HEIGHT - BUILDING A	28 STOREY'S - 89.0m
BUILDING HEIGHT - BUILDING B	32 STOREY'S - 103.0m
BUILDING HEIGHT - BUILDING C	32 STOREY'S - 103.0m
BUILDING HEIGHT - BUILDING D	28 STOREY'S - 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	1,539 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 STOREY'S	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. 000 sq. ft.
GROUND FLOOR		2,630 sq. m. 28,309 sq. ft.
2nd FLOOR		2,339 sq. m. 25,174 sq. ft.
3rd - 6th FLOOR	4 x 2,353 sq. m. 4 x 25,329 sq. ft.	9,412 sq. m. 101,316 sq. ft.
7th FLOOR		877 sq. m. 9,444 sc. ft.
8th - 26th FLOOR TOWER	19 x 877 sq. m. 19 x 9,438 sq. ft.	16,663 sq. m. 179,322 sq. ft.
27st - 28th FLOOR	2 x 752 sq. m. 2 x 8,096 sq. ft.	1,504 sq. m. 16,192 sq. ft.
MECHANICAL LEVEL		320 sq. m. 3,444 sq. ft.
TOTAL AREA		33,745 sq. m. 363,201 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. m. 000 sq. ft.
STREET LEVEL		1,261.7 sq. m. 13,581 sq. ft.
GROUND FLOOR		218.6 sq. m. 2,353 sq. ft.
2nd FLOOR - TOWER B		1,211.4 sq. m. 13,039 sq. ft.
2nd FLOOR - TOWER C		1,176.2 sq. m. 12,660 sq. ft.
3rd - 5th PODIUM - TOWER B	3 x 1,211.4 sq. m. 3 x 13,039 sq. ft.	3,634.1 sq. m. 39,117 sq. ft.
3rd - 5th PODIUM - TOWER C	3 x 1,176.2 sq. m. 3 x 12,660 sq. ft.	3,528.5 sq. m. 37,980 sq. ft.
6th FLOOR PODIUM - TOWER B		1,211.4 sq. m. 13,039 sq. ft.
6th FLOOR PODIUM - TOWER C		1,176.2 sq. m. 12,660 sq. ft.
7th FLOOR - TOWER B		588.9 sq. m. 6,339 sc. ft.
7th FLOOR - TOWER C		579.9 sq. m. 6,242 sc. ft.
8th - 30th FLOOR TOWER B	23 x 662.58 sq. m. 23 x 7,132 sq. ft.	15,248.0 sq. m. 164,128 sq. ft.
8th - 30th FLOOR TOWER C	23 x 662.58 sq. m. 23 x 7,132 sq. ft.	15,248.0 sq. m. 164,128 sq. ft.
31st - 32nd FLOOR TOWER B	2 x 551.0 sq. m. 2 x 5,931 sq. ft.	1,108.7 sq. m. 11,934 sq. ft.
31st - 32nd FLOOR TOWER C	2 x 551.0 sq. m. 2 x 5,931 sq. ft.	1,108.7 sq. m. 11,934 sq. ft.
MECHANICAL LEVEL TOWER B		0.0 sq. m. 000 sq. ft.
MECHANICAL LEVEL TOWER C		0.0 sq. m. 000 sq. ft.
TOTAL AREA		46,007.9 sq. m. 495,225 sq. ft.
TOWER FOOTPRINT		831.8 sq. m. 8,953 sq. ft.
UNIT COUNT - BUILDING B		369
UNIT COUNT - BUILDING C		369
VEHICLE PARKING		450
BICYCLE PARKING		1,157
COMMERCIAL AREA		1,292.7 sq. m. 13,915 sq. ft.

BUILDING 'D' — STAGE 2 CONSTRUCTION

PARKING LEVEL		0.0 sq. m. 000 sq. ft.
GROUND FLOOR		846.5 sq. m. 9,112 sc. ft.
2nd FLOOR		1,374.0 sq. m. 14,790 sq. ft.
3rd - 5th PODIUM	3 x 1,336.1 sq. m. 3 x 14,382 sq. ft.	4,008.4 sq. m. 43,146 sq. ft.
6th FLOOR PODIUM		1,336.1 sq. m. 14,382 sq. ft.
7th FLOOR TOWER		585.9 sq. m. 6,307 sc. ft.
8th - 26th FLOOR TOWER	19 x 662.58 sq. m. 19 x 7,132 sq. ft.	12,589.1 sq. m. 135,508 sq. ft.
27st - 28th FLOOR	2 x 551.0 sq. m. 2 x 5,931 sq. ft.	1,102.0 sq. m. 11,862 sq. ft.
MECHANICAL LEVEL		0.0 sq. m. 000 sq. ft.
TOTAL AREA		21,842.2 sq. m. 235,107 sq. ft.
TOWER FOOTPRINT		831.8 sq. m. 8,953 sq. ft.
UNIT COUNT		329
VEHICLE PARKING		286
BICYCLE PARKING		330

UNIT MIX - 1,539 UNITS

STUDIO UNIT	120
ONE BEDROOM UNIT	686
ONE BEDROOM + DEN UNIT	436
TWO BEDROOM UNIT	536
TWO BEDROOM + DEN UNIT	76
THREE BEDROOM UNIT	295
TOTAL UNITS	1539

CAR PARKING

REQUIRED

RESIDENCE	- Area "Z" NOT REQUIRED	0
VISITOR	- 0.1 PER UNIT (MAXIMUM 30 PER BUILDING)	120
COMMERCIAL	- Area "Z" 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
	- 0.62 PER UNIT	934

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (1,517 UNITS)	759
COMMERCIAL	- 1 PER 250m² GFA (2,518.7m²)	10
		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 =	3,800.0 sq. m.
TOTAL =	11,300 sq. m.
TOTAL COMMUNAL =	7,300 sq. m.
REQUIRED - 6.0M² PER UNIT (1,517) =	9,102 sq. m.
REQUIRED COMMUNAL @ 50% =	4,551 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 =	2,2948 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 =	2,295.0 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	0.038 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' - 346 UNITS

GARBAGE	0.110 Y³ PER UNIT	37 Y³
RECYCLING - GMP	0.018 Y³ PER UNIT	6 Y³
RECYCLING - FIBRE	0.038 Y³ PER UNIT	13 Y³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	7

SITE PLAN SYMBOLS

- SOFT LANDSCAPE
- CONCRETE WALKING SURFACE
- ASPHALT PATH
- EXISTING WOODED AREA
- PROPOSED PARKLAND
- PROPERTY LINE
- GUARD RAILING / FENCE
- BIKE RACK
- ACCESSIBLE ENTRANCE / EXIT DOOR
- COMMERCIAL / EXIT DOOR
- FIRE HYDRANT
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- SIAMESE CONNECTION
- CITY STREET LIGHTING
- SITE LIGHTING

DRAWING NOTES

1. PROPERTY LINE
2. HARD SURFACE PAVING, WIDTH AS NOTED
3. CONCRETE SIDEWALK WITH DEPRESSED CURB
4. SOFT LANDSCAPING, SEE LANDSCAPE PLAN
5. OUTLINE OF TOWER ABOVE
6. 1 STOREY PODIUM LEVEL
7. 6 STOREY PODIUM LEVEL
8. OUTLINE OF PRIVATE TERRACE ABOVE
9. PARKING GARAGE RAMP WITH DRENCH DRAIN IF REQUIRED
10. OUTLINE OF BELOW GRADE PARKING GARAGE
11. 1.8m WIDE ASPHALT PEDESTRIAN PATH
12. AT GRADE PRIVATE PATIO WITH LOW FENCE
13. AT GRADE COMMUNAL TERRACE
14. 3m WIDE ASPHALT PATH
15. EXISTING 1.8m WIDE ASPHALT PEDESTRIAN PATH
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. WALL MOUNT LIGHT FIXTURE
43. PASSANGER LOADING ZONE (PLZ)-" NO PARKING" SIGN

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LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF SURVEY OF
PART OF LOT F
CONCESSION D (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebekk Ltd.

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NOTES GENRALES:

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.

Ordre des architectes du Québec — 3151 GEIGER HUOT ARCHITECTES

Sceau

Client

NORD DE PROJET — NORD GÉOGRAPHIQUE

DATE	ISSUE/REVISION	AB
19 APR 2024	CITY COMMENTS (APRIL 10th)	GM
25 MAR 2024	CITY COMMENTS (MARCH 13th)	GM
05 FEB 2023	UPDATED CIVIL/LANDSCAPE	GM
26 JAN 2024	CITY COMMENTS	GM
12 OCT 2023	UPDATED LANDSCAPE	GM
7 OCT 2022	ISSUED FOR SITE PLAN APPROVAL	CA
3 OCT 2022	ISSUED FOR COORDINATION	CA
12 SEPT 2022	ISSUED FOR COORDINATION	CA

Revision

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MÉCANIQUE PROTECTION INCENDIE

ROBINSON
NEW CONSTRUCTION

Projet

Titre du dessin :

SITE PLAN
BUILDING A

échelle : 1: 300	dessiné par : CA	
date : 2024-01-17	approuvé par : EH	
dossier : 22-027	dessin :	A000

SDO1B-21-00020

#18357