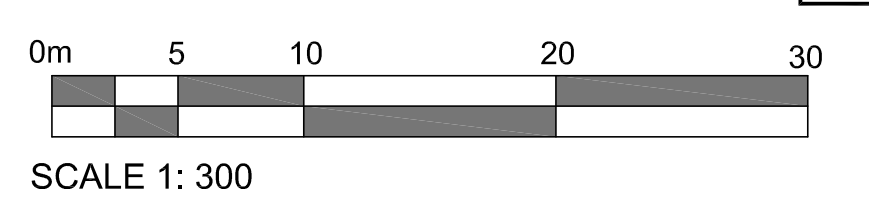


**1 SITE PLAN - OVERALL**  
SP-2  
SCALE = 1 : 300



**PROJECT DEVELOPER**  
Manor Park Management  
231 Britanya Drive, Suite D  
Ottawa, ON Canada, K1K 0R8  
E-Mail: isa@manorparkcap.com

**SURVEYOR**  
FAIRHALL, MOFFATT & WOODLAND LIMITED  
100-600 TERRY FOX DRIVE  
KANATA, ONTARIO K2L 4B6  
Tel: (613) 591-2580  
Fax: (613) 591-1495  
Email:

**CIVIL ENGINEER**  
WSP  
300 - 2611 Queensview Drive  
Ottawa, ON K2B 8K2  
Tel: +1 613-829-2800  
Email: Ishaque.Jafferjee@wsp.com

**PROJECT MANAGER**  
Renfro Land Management  
371A Richmond Rd. Unit 2,  
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Tel: (613) 883-6124  
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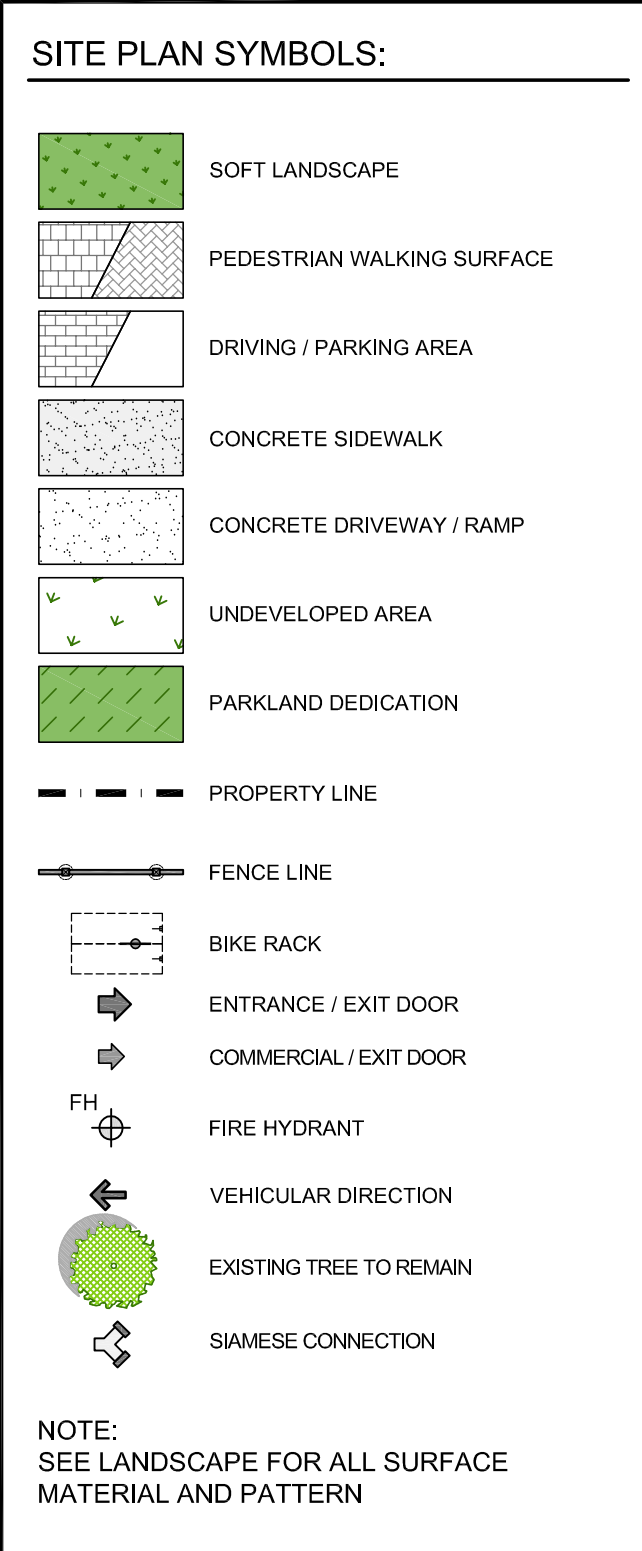
**GEOTECHNICAL ENGINEER**  
paterson group  
154 Colonnade Road South  
Ottawa, Ontario, K2E 7J5  
Tel: 613.226-7381  
Email: DGilbert@Patersongroup.ca

**TRANSPORTATION ENGINEER**  
CGH Transportation Inc.  
13 Markham Avenue  
Ottawa, ON K2G 3Z1  
Tel: (343) 999-9117  
Email: Christopher.Gordon@CGHtransportation.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

**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

**LANDSCAPE DESIGNER**  
LEVSTEK CONSULTANTS  
5871 Hugh Crescent  
Ottawa, ON Canada, K0a 2w0  
Tel: (613) 826-0518  
E-Mail: rievstek@iarocquelevstek.com



- 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
  - BIKE RACKS. SEE LANDSCAPE PLAN FOR TYPE
  - SIAMSE CONNECTION
  - PARKING GARAGE INTAKE / EXHAUST GRILL
  - 2.6 X 5.2m STANDARD PARKING SPACES
  - DRIVEWAY WITH 150mm BARRIER CURB
  - FIRE HYDRANT
  - SOFT LANDSCAPING
  - 2.0m WIDE CONCRETE SIDEWALK
  - EXTERIOR PATIO (COMMERCIAL / COMMUNAL)
  - BELOW GRADE CISTERN
  - CITY SIDEWALK INSTALL SUMMER OF 2021
  - RAISED PLANTER
  - PHASING LINE
  - HARD SURFACE WALKING SURFACE
  - AT GRADE PRIVATE PATIOS WITH PRIVACY SCREENS
  - 6.0M WIDE FIRE ROUTE
  - EXISTING CHAIN LINK FENCE
  - EXISTING SOFT LANDSCAPED BOULEVARD
  - ALTER EXISTING STREET AS SHOWN
  - PARKING GRADE EXIT STAIR
  - PROPOSED BUILDING SERVICES, SEE CIVIL
  - 2.1m HT. SOLID WOOD FENCE
  - GAS PRESSURE RELEASE STATION
  - ELECTRIC VEHICLE CHARGING STATION
  - ACCESSIBLE PARKING SPACE
  - DEPRESSED CURB - TWISI AS SHOWN
  - CYCLE REPAIR STATION
  - DEPRESSED CURB AND CONTINUOUS SIDEWALK TO CITY STANDARDS, SEE CIVIL
  - 2.5m SURFACE EASEMENT
  - PROPOSED CITY BOULEVARD - CYCLE TRACK / WARNING STRIP / SIDEWALK

PROJECT INFORMATION	
ZONING	TM(2383) S365-h
SITE AREA	12,165.45 sq m 130,346 sq ft
PHASE 1 AREA	6,150.19 sq m
PHASE 2 AREA	6,015.26 sq m 64,748 sq ft
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
4.60	
GROSS BUILDING - AREAS	
CITY OF OTTAWA'S DEFINITION:	
BUILDING 'A'	2,516.6 sq m 27,089 sq. ft.
TOWER 'B1'	24,146.4 sq m 259,910 sq. ft.
TOWER 'B2'	19,197.8 sq m 206,643 sq. ft.
TOWER 'B3'	10,045.7 sq m 114,588 sq. ft.
TOTAL AREA	55,961.91 sq m 602,269 sq. ft.
COMMERCIAL AREA IN BUILDING 'A'	185.69 sq m 2,031 sq. ft.
TOWER FLOOR PLATE OF 'B1', 'B2', 'B3'	807.2 sq m 8,689 sq. ft.
UNIT STATISTICS	
BUILDING 'A'	1 BEDROOM UNITS = 22 2 BEDROOM UNITS = 14
36	
TOWER 'B1'	1 BEDROOM UNITS = 269 2 BEDROOM UNITS = 60 3 BEDROOM UNITS = 32
384	
TOWER 'B2'	TOWNHOUSE UNITS = 7 1 BEDROOM UNITS = 193 2 BEDROOM UNITS = 103 3 BEDROOM UNITS = 15
318	
TOWER 'B3'	TOWNHOUSE UNITS = 6 1 BEDROOM UNITS = 8 2 BEDROOM UNITS = 16 3 BEDROOM UNITS = 9
169	
TOTAL UNITS	917
AMENITY AREA	
REQUIRED (917 UNITS X 6 m <sup>2</sup> )	= 5,502 sq. m.
REQUIRED COMMUNAL @ 50%	= 2,751 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	5,796.8 sq m
TOTAL COMMUNAL (63%)	3,635.5 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. 25.32%
LANDSCAPE OPEN SPACE =	3,852.25 sq. m. 31.75%
PARK LAND SPACE =	685.69 sq. m. 5.64%
POPS SPACE =	542.58 sq. m. 4.46%
TOTAL =	12,367.63 sq. m. 100.00%
SITE AREA =	12,165.45 sq. m.
LAND TO BE ACQUIRED =	202.18 sq. m.
CAR PARKING	
REQUIRED	0.5 PER UNIT (UP TO 12 PER BUILDING)
RESIDENTS	435
VISITORS	0.1 PER UNIT (UP TO 1 PER BUILDING)
87	
COMMERCIAL AREA (RESTAURANT)	NOT REQUIRED
0	
TOTAL	522
PROVIDED	0.80 PER UNIT (917 UNITS)
RESIDENTS	732
VISITORS	0.1 PER UNIT (UP TO 12 PER BUILDING)
87	
TOTAL	819
BICYCLE PARKING	
REQUIRED	0.5 PER UNIT (915 UNITS)
RESIDENTS	458
COMMERCIAL AREA @ 1.0 PER 250m <sup>2</sup> OF G.F.A.	1
TOTAL	459
PROVIDED	0.95 PER UNIT (915 UNITS)
EXTERIOR	36
U/G PARKING LEVEL P1 FOR - PHASE 1	410
U/G PARKING LEVEL P1 FOR - PHASE 2	465
TOTAL	911
PROJECT INFORMATION	
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:	
(01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.	
(02) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.	
(03) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON AR10 SERIES.	
(04) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON AR10 SERIES.	
(05) TITLE	
(06) DETAIL NUMBER	
(07) DETAIL REFERENCE PAGE	
(08) DETAIL CROSS REFERENCE PAGE	
REVISIONS:	
ARCHITECT SEAL:	NORTH ARROW:
2705460 Ontario Inc.	
ARCHITECT:	
rla/architecture roderick lahey architect inc.	
56 beech street, ottawa, ontario K1S 3J6 t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca	
PROJECT TITLE:	112 MONTREAL ROAD
OTTAWA	ONTARIO
SHEET TITLE:	SITE PLAN OVERALL
DRAWN:	CHECKED:
RV	R.V.
SCALE:	SHEET No.
1:300	SP-2
PROJECT No.	2026