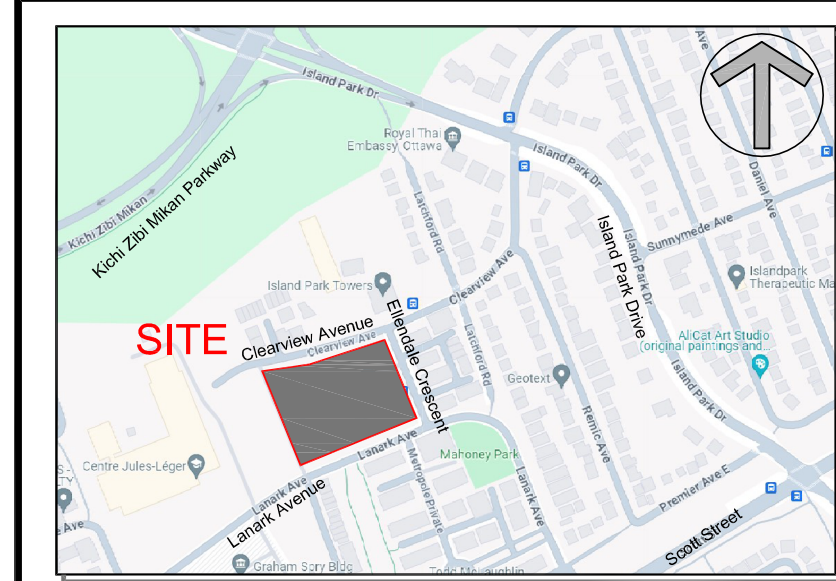
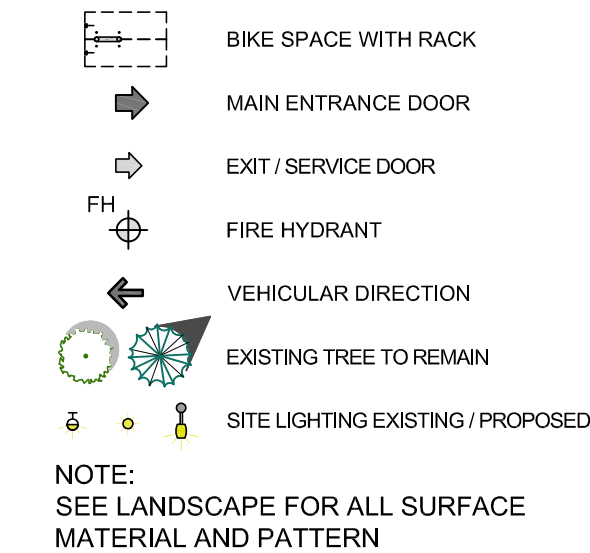
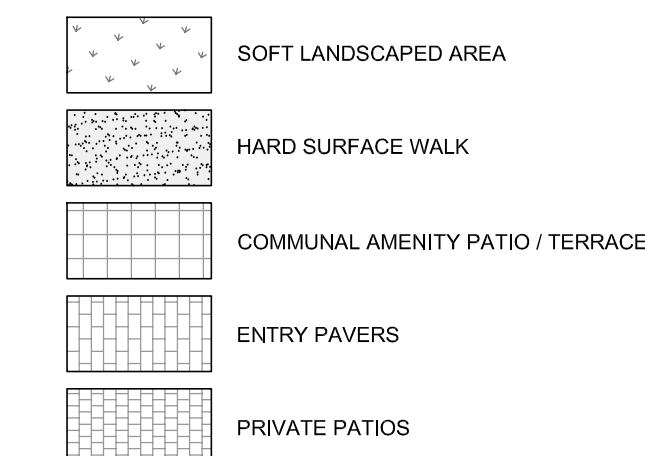




KEY MAP

GEOTECHNICAL ENGINEER Paterson Group 154 Colonnade Road South Ottawa, Ontario, K2E 7J6 Tel: (613) 226-7381 E-Mail: D.Gilbert@patersongroup.ca E-Mail: mdarcy@patersongroup.ca	TRANSPORTATION ENGINEER CGH Transportation Inc. 6 Plaza Court Ottawa, Ontario, K1H 7W1 Phone: (343) 999-8117 Direct: (613) 410-8243 E-Mail: Andrew.Hart@CGHTransportation.com E-Mail: michelle.chen@CGHTransportation.com	LANDSCAPE ARCHITECT Wentworth Landscapes 13392 Loyalist Pkwy. Pickering, Ontario, K0K 2T0 Tel: (416) 476-1181 E-Mail: scott@wentworthlandscapes.com	URBAN PLANNER Fotenn Consulting 396 Cooper Street Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 546-3146 Cell: (613) 329-0354 E-Mail: M.Jangan@homestead.ca E-Mail: mbrule@homestead.ca	PROJECT DEVELOPER Homestead Land Holdings Ltd. 80 Johnson Street Kingston, ON K7L 1X7 Tel: (613) 546-3146 Cell: (613) 329-0354 E-Mail: M.Jangan@homestead.ca E-Mail: mbrule@homestead.ca
SURVEYOR Farley, Smith & Denis Surveying Ltd. 30 Colonnade Road North, unit 275 Ottawa, Ontario, K2E 7J6 Tel: (613) 727-4293 Fax: (613) 727-1823 E-Mail: jleslie@bellnet.ca	ARBORIST IFS Associates Box 13593, Kanata, Ontario, K2K 1X6 Tel: (613) 838-5717 E-Mail: aboyd@ifsassociates.ca	WIND / SOUND ENGINEER Pinchin Ltd. 1 Hines Road, Suite 200 Kanata, ON, K2K 3C7 Tel: (847) 287-1077 E-Mail: wli@pinchin.com	CIVIL ENGINEER WSP 2611 Queensview Drive, Suite 200 Ottawa, Ontario, K2B 6B7 Canada Phone: (613) 614-3985 E-Mail: Steve.P.Davidson@wsp.com E-Mail: scott.a.taylor@wsp.com	LEGAL DESCRIPTION TOPOGRAPHIC PLAN OF SURVEY OF BLOCKS A & B REGISTERED PLAN 302828 AND PART OF LOT 32 CONVEYANCE A (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA FARLEY, SMITH & DENIS SURVEYING LTD. 2025

SITE PLAN SYMBOLS:



NOTE:
SEE LANDSCAPE FOR ALL SURFACE
MATERIAL AND PATTERN

PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	RSC[2909] S216	SITE AREA	1.1 ha.
			10,956.0 sq. m
			117,929 sq. ft.
ZONING		REQUIRED	PROVIDED
BUILDING HEIGHT		25 STOREYS / 80.0m	25 STOREYS / 79.0m
GRADE (GEODETIC ELEVATION - ASL)		60.75m ASL	60.75m ASL
REAR YARD SETBACK (WEST)		7.5m	7.8m
CORNER YARD SETBACK (LANARK AVENUE)		10.8m	10.8m
CORNER YARD SETBACK (CLEARVIEW AVENUE)		3.0m	3.0m
AMENITY AREA - TOTAL 6.0m² PER UNIT		1,122.0m²	2,500.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT		561.0m²	1,600m²
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS		88	232
VEHICLE PARKING: VISITOR - 0.1 PER UNIT AFTER 12 UNITS		18	18
VEHICLE PARKING: RESIDENTIAL - MAX. 1.75 PER UNIT		327	250
BICYCLE PARKING - RESIDENTIAL - 1.0 PER UNIT		187	190
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.7m	6.7m
LANDSCAPE OPENED AREA		30%	52.4%

FULL SITE

GROSS BUILDING AREA

(CITY OF OTTAWA'S DEFINITION)

EX. TOWER "A" - 26 STOREY	17,249.5 sq. m.
BASED ON A 80% EFFICIENCY	185,672 sq. ft.
NEW TOWER "B" - 25 STOREY	16,342.9 sq. m.
	175,913 sq. ft.

RESIDENTIAL UNITS

EX. TOWER "A" - 26 STOREY	224
NEW TOWER "B" - 25 STOREY	187
TOTAL	411

PARKING SPACES

EX. BUILDING "A" - SURFACE SPACES (REMOVED)	-100
EX. BUILDING "A" - P1 LEVEL	110
BUILDING "B" - P2 LEVEL	123
BUILDING "B" - P1 LEVEL	117
BUILDING "B" - SURFACE SPACES	10
TOTAL	360

LOT COVERAGE

PAVED SURFACE	2,365.5 sq. m.	21.6%
LANDSCAPE OPEN SPACE	5,742.2 sq. m.	52.4%
EX. BUILDING "A"	829.3 sq. m.	7.6%
EX. ACCESSORY USE BUILDING	45.0 sq. m.	0.4%
PROPOSED BUILDING "B"	1,974.0 sq. m.	18.0%
TOTAL	10,956.0 sq. m.	100.0%

DRAWING NOTES:

- PROPERTY LINE
- BUILDING SETBACK LINE
- OUTLINE OF TOWER
- LINE OF BALCONIES ABOVE
- LINE OF PARKING GARAGE BELOW
- RAMP TO U/G GARAGE WITH TRENCH DRAIN
- FIRE HYDRANT - EXISTING / PROPOSED
- EXISTING HIGH RISE APARTMENT BUILDING
- SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
- DEPRESSED STREET CURB
- ASPHALT ROAD WITH CONCRETE BARRIER CURBS
- BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
- SIAMSESE CONNECTION
- ENTRANCE CANOPY WITH SUPPORT COLUMNS
- PRIVATE PATIO WITH 1.2m HT. PRIVACY FENCE
- INTAKE / EXHAUST SHAFT
- VISITOR PARKING SPACES
- GAS PRESSURE RELEASE STATION
- SOFT LANDSCAPING
- CONCRETE WALKWAY, WIDTH AS NOTED
- CONCRETE RETAINING WALL, RAILING AS REQUIRED
- EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
- EXISTING TREE TO BE REMOVED
- CISTERN SEE CIVIL AND MECHANICAL FOR DETAILS
- EXISTING CITY SIDEWALK TO REMAIN
- TREE PROTECTION FENCE AS PER TOR
- 6.0 METRE WIDE FIRE ROUTE
- PROPOSED SERVICES, SEE CIVIL
- EXISTING UTILITY / LIGHT POLE
- SITE LIGHTING - SEE ELECTRICAL SITE PLAN
- PAINTED ISLAND
- RAISED PLANTERS AT AMENITY AREA, SEE LANDSCAPE
- CROSSWALK WITH DEPRESSED CURB AND TWSI
- ACCESSIBLE PARKING SPACES WITH 1.5m WIDE AISLE, DEPRESSED CURB, TWSI AND SIGNAGE
- RE-ALINE DRIVEWAY AND SIDEWALK
- EXISTING STREET PARKING TO REMAIN
- 2.1m HT. SOLID WOOD FENCE
- HYDRO TRANSFORMER & SWITCHGEAR EQUIPMENT
- PRIVACY HEDGE, SEE LANDSCAPE
- RAISED ACCESSIBLE PASSENGER LOADING AREA WITH TWSI
- TREE, SEE LANDSCAPE
- PROPOSED CORNER TRIANGLE
- EXISTING UTILITY KIOSK

PROPOSED - BUILDING "B"

BUILDING STATISTICS

GROUND FLOOR	704.0 sq. m.
2nd & 3rd FLOOR	2 x 1,648.6 sq. m.
4th FLOOR	3,297.1 sq. m.
5th - 20th FLOOR	2 x 17,745 sq. ft.
21st FLOOR	590.9 sq. m.
22nd FLOOR	6,360 sq. ft.
23rd FLOOR	561.0 sq. m.
24th FLOOR	6,039 sq. ft.
25th FLOOR AMENITY / MECH. PENT.	574.4 sq. m.
TOTAL AREA	16,428.0 sq. m.
TOWER FOOTPRINT	743.2 sq. m.
	8,000 sq. ft.

UNIT STATISTICS

1 BEDROOM UNIT	56
2 BEDROOM UNIT	131
TOTAL	187

CAR PARKING

187 UNITS	
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REQUIRED BY ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT (AFTER 12 UNITS)	88
VISITOR	- 0.1 PER UNIT (AFTER 12 UNITS)	18
TOTAL		106

PROVIDED

RESIDENCE	- 1.2 PER UNIT	228
VISITOR	- 0.1 PER UNIT	18
TOTAL		246

PARKING SPACE TYPE

STANDARD PARKING SPACE (2.80 x 5.20)	195
SMALL CAR SPACE (2.40 x 4.80)	44
PARALLEL PARKING SPACE (2.80 x 6.70)	3
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	3
BARRIER FREE SPACE TYPE B (2.40 x 5.20)	1

BICYCLE PARKING

187 UNITS	
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REQUIRED

RESIDENCE	- 1.0 PER UNIT	187
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PROVIDED

P2 U/G PARKING LEVEL	60
P1 U/G PARKING LEVEL	124
EXTERIOR AT GRADE	6
TOTAL	190

AMENITY SPACE

GROUND FLOOR COMMUNAL INTERIOR =	355.0 sq. m.
GROUND FLOOR COMMUNAL EXTERIOR =	115.0 sq. m.
4th FLOOR COMMUNAL INTERIOR =	160.0 sq. m.
4th FLOOR COMMUNAL EXTERIOR =	500.0 sq. m.
25th FLOOR COMMUNAL INTERIOR =	230.0 sq. m.
25th FLOOR COMMUNAL TERRACE =	240.0 sq. m.
PRIVATE BALCONIES / TERRACE =	900.0 sq. m.
TOTAL =	2,500.0 sq. m.
TOTAL COMMUNAL =	1,600.0 sq. m.
REQUIRED - 6.0m² PER UNIT (187) =	1,122.0 sq. m.
REQUIRED COMMUNAL @ 50% =	561.0 sq. m.

REFUSE REQUIREMENT

GARBAGE	- 0.11 PER UNIT	20 YARDS
RECYCLING GMP	- 0.018 PER UNIT	4 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	7 YARDS
COMPOST	- 240L PER 50 UNITS	4

- FIRE ROUTE SIGN, MAXIMUM SPACING 25 METRES
- ELECTRIC VEHICLE PARKING SPACE / CHARGING STATION
- 150mm BARRIER CURB
- RELOCATED STORM SEWER CATCH BASIN
- BARRIER CURB AND 1.8m WIDE SIDEWALK
- EXISTING LAWN TO BE RE-GRADES AS REQUIRED
- CONCRETE SURFACE AT LOADING AREA
- CONCRETE STAIR WITH HANDRAILS

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:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A900 SERIES.
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

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