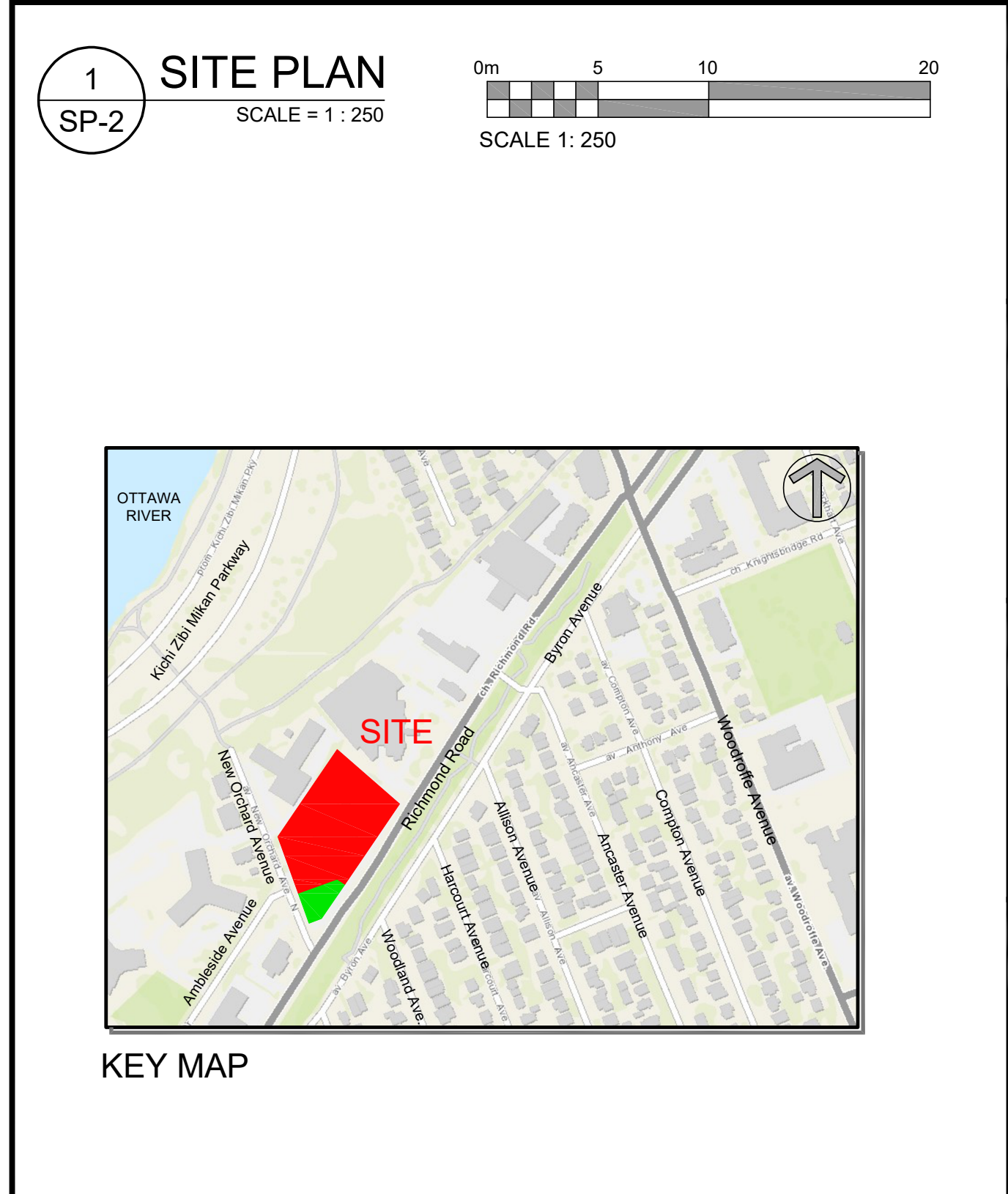
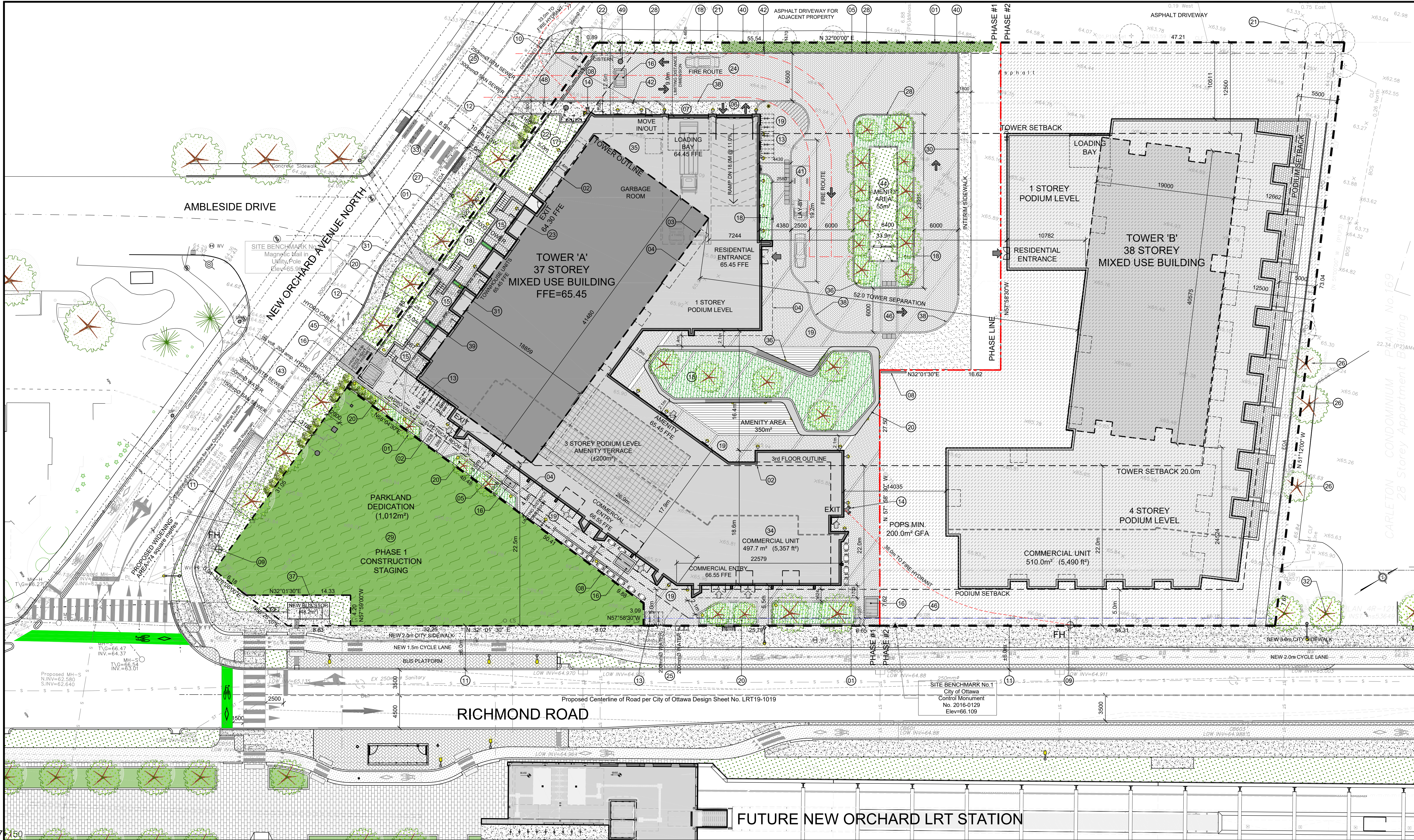




PROJECT DEVELOPER FENGATE Asset Management 77 King Street West, Suite 3410 Toronto, ON M5K 1H1 Tel: (613) 546-3146 Cell: (416) 543-9005 E-Mail: Corina.Sajewski@fengate.com E-Mail: Lee.Marlowe@fengate.com	LEGAL DESCRIPTION TOPOGRAPHICAL PLAN OF SURVEY OF PART OF PIN 03970-0109 AND ALL OF PIN 03970-0105 PART OF LOTS 24 AND 25 CONCESSION 1 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebakk Ltd.
URBAN PLANNER Fotenn Consulting 396 Cooper Street Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 730-5709 E-Mail: dallarosa@fotenn.com E-Mail: simpson@fotenn.com	LANDSCAPE ARCHITECT Studio TLA 20 Champlain Boulevard, Suite 102 Toronto, ON M3H 2Z1, Tel: (416) 638-4911 E-Mail: lbitar@studiotla.ca
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WIND / SOUND ENGINEER Gradient Wind 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com	GEOTECHNICAL ENGINEER Golder Associates Ltd. 1931 Roberson Road Ottawa, Ontario K2H5B7 Tel: 613 592 9600 E-Mail:

SITE PLAN SYMBOLS:	
	SOFT LANDSCAPE PLANTING
	PARKLAND DEDICATION
	CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS
	PAVERS @ TERRACE LEVEL
	CONCRETE UNIT PAVERS ON DRIVEWAY
	CITY SIDEWALK
	BIKE RACK
	MAIN ENTRANCE DOOR
	COMMERCIAL/EXIT DOOR
	VEHICULAR DIRECTION
	PROPOSED SITE LIGHTING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	PROPOSED TREE
	SANICASE CONNECTION
	FIRE HYDRANT

NOTE:
SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

DRAWING NOTES:	
1	PROPERTY LINE
2	BUILDING / TOWER SETBACK LINE
3	OUTLINE OF TOWER
4	LINE OF BALCONIES / CANOPY ABOVE
5	LINE OF PARKING GARAGE BELOW
6	ENTRANCE TO GARAGE RAMP
7	ENTRANCE TO LOADING BAY
8	TRENCH DRAIN
9	RELOCATED EXISTING FIRE HYDRANT
10	DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
11	PROPOSED CITY ROAD AND BOULEVARD AS PER PHASE 2 CONFEDERATION LINE WORK
12	CITY CURB, SIDEWALK & GRASSED BOULEVARD
13	BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
14	SANICASE CONNECTION
15	PRIVATE PATIO FOR GROUND FLOOR UNITS WITH PRIVACY RAILING, HT. VARIES
16	INTAKE / EXHAUST GRATE
17	GAS PRESSURE RELEASE STATION
18	SOFT LANDSCAPING
19	HARD SURFACE LANDSCAPED AREA
20	RAISED PLANT BED, SEE LANDSCAPE
21	EXISTING TREE TO BE REMOVED
22	CISTERN WITH OVERFLOW / ACCESS MH
23	EXTERIOR STEPS WITH HANDRAILS AS REQUIRED
24	6.0 METRE WIDE FIRE ROUTE
25	PROPOSED SERVICES, SEE CIVIL
26	EXISTING TREE TO REMAIN
27	EXISTING UTILITY / LIGHT POLE
28	150mm HT. BARRIER CURB

29	PROPOSED PARKLAND DEDICATION
30	INTERIM CONCRETE CURB AND SIDEWALK
31	EXISTING UTILITY / LIGHT POLE TO BE REMOVED
32	TREES AS PER PHASE 2 CONFEDERATION LINE WORK
33	EXISTING PEDESTRIAN CROSSWALK
34	GROUND FLOOR COMMERCIAL UNIT
35	GROUND FLOOR GARAGE ROOM
36	SITE LIGHTING - SEE ELECTRICAL SITE PLAN
37	BUS STOP AS PER PHASE 2 CONFEDERATION LINE WORK
38	CONCRETE WALK & CURB: DEPRESSED / MOUNTABLE
39	1.2m HT. METAL PLANTER WITH PRIVACY SCREEN
40	REMOVE EXISTING CHAIN LINK FENCE ON PROPERTY LINE AND REPLACED HEDGE
41	ACCESSIBLE PASSENGER LOADING AREA WITH TWSI
42	SIGNAGE: FIRE ROUTE, NO PARKING, LOADING, ECT.
43	PARK SERVICES
44	EXTERIOR AMENITY AREA
45	HYDRO ACCESS ROUTE, HEAVY DUTY INSULATION AND PAVERS REQUIRED
46	UNIT PAVES CROSSWALK WITH TWSI
47	PROPOSED 1.0m WIDE STREET LIGHT EASEMENT
48	FIRE ACCESS ROUTE SIGNAGE OVER PARKING GARAGE
49	ACCESS MH FOR STORM WATER SEPARATOR

PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	TM2494(H127)	SITE AREA	0.9 ha, 9,055.8 sq. m, 97,476 sq. ft.
		PHASE 1 AREA	5,051.7 sq. m, 54,376 sq. ft.
		PHASE 2 AREA	4,004.1 sq. m, 43,100 sq. ft.
ZONING			
BUILDING HEIGHT - PODIUM	4 STOREY / 15.0m	3 STOREY / 11.0m	
BUILDING HEIGHT - TOWER 'A' WEST	40 STOREY / 127.0m	37 STOREY / 113.0m	
BUILDING HEIGHT - TOWER 'B' EAST - PHASE 2	38 STOREY / 121.0m	STOREY / 113.0m	
GRADE (GEODETIC ELEVATION - ASL)	65.50m ASL	65.50m ASL	
DENSITY - FSI	6.3 (57,355.2m ²)	2.44 (22,149.4m ²)	
TOWER FLOOR PLATE - GFA	750.0m ²	636.1m ²	
PRIVATELY OWNED PUBLIC SPACE (POPS): MIN. 200.0m ²	200.0m ²	0.0m ²	
NON-RESIDENTIAL SPACE AT GRADE: MIN. 1,000.0m ²	1,000.0m ²	502.5m ²	
FRONT, CORNER & INTERIOR YARD SETBACK (PODIUM)	5.0m	5.0m	
FRONT YARD SETBACK (TOWER)	3.0m	4.5m	
REAR & INTERIOR YARD SETBACK (TOWER)	22.5m	22.5m	
INTERIOR YARD SETBACK (TOWER)	12.5m	n/a	
CORNER SIDE YARD SETBACK (TOWER)	7.0m	7.0m	
ABUTTING PARK SETBACK (TOWER)	6.5m	6.5m	
TOWER SEPARATION (SAME LOT)	25.0m	52.0m	
AMENITY AREA - TOTAL 6.0m ² PER UNIT: 425 UNITS	2,550.0m ²	4,413.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT	1,275.0m ²	1,813.0m ²	
VEHICLE PARKING: RESIDENTIAL - AREA "Z" NOT REQUIRED	0	189	
VEHICLE PARKING: VISITOR - 0.1 PER UNIT AFTER 12 UNITS (MAX. 30 PER BLDG.)	30	0	
VEHICLE PARKING: COMMERCIAL - AREA "Z" NOT REQUIRED	0	35	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	213	342	
BICYCLE PARKING - COMMERCIAL - 1.0 PER 250m ² GFA	3	18	
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m	

BUILDING STATISTICS	
GROSS BUILDING - AREA PHASE 1 - TOWER 'A'	
(CITY OF OTTAWA'S DEFINITION)	
P2 PARKING LEVEL	0.0 sq. m, 0.0 sq. ft.
P2 PARKING LEVEL	0.0 sq. m, 0.0 sq. ft.
GROUND FLOOR	711.5 sq. m, 7,659 sq. ft.
2nd FLOOR	708.7 sq. m, 7,628 sq. ft.
3rd FLOOR	1,277.3 sq. m, 13,749 sq. ft.
4th FLOOR - AMENITY LEVEL	0.0 sq. m, 0.0 sq. ft.
5th - 14th FLOOR	10 x 606.82 sq. m, 6,268.2 sq. m, 67,476 sq. ft.
15th - 35th FLOOR	21 x 606.82 sq. m, 13,163.2 sq. m, 141,687 sq. ft.
36th FLOOR - RESIDENTIAL / AMENITY	501.1 sq. m, 5,394 sq. ft.
AMENITY / MECHANICAL PENTHOUSE	0.0 sq. m, 0.00 sq. ft.
TOTAL AREA	22,630.0 sq. m, 243,567 sq. ft.
TOWER FLOOR PLATE (AS DEFINED IN ZONING EXCEPTION 2484)	636.1 sq. m, 6,847 sq. ft.
TOWER BALCONY PROJECTIONS	79.0 sq. m, 850 sq. ft.
UNIT STATISTICS	
STUDIO UNIT	10.1%
1 BEDROOM UNIT	40.7%
1 BEDROOM + DEN UNIT	17.3%
2 BEDROOM UNIT	18.1%
2 BEDROOM + DEN UNIT	11.1%
3 BEDROOM UNIT	1.2%
TOWNHOUSE UNIT - 3 BEDROOM	0.9%
TOTAL	100%
RESIDENTIAL AREA	22,140.4 sq. m, 238,414 sq. ft.
COMMERCIAL AREA	502.5 sq. m, 5,409 sq. ft.
CITY OF OTTAWA'S DEFINITION	523.8 sq. m, 5,735 sq. ft.
CAR PARKING	
REQUIRED BY ZONING BY-LAW	
RESIDENCE	- AREA "Z" NONE REQUIRED
VISITOR	- 0.1 PER DWELLING UNIT (MAX. 30 PER BLDG.)
COMMERCIAL	- AREA "Z" NONE REQUIRED
TOTAL	30
PROVIDED	
RESIDENCE	- 0.447 PER UNIT
VISITOR	- 0.071 PER UNIT
COMMERCIAL	
TOTAL	254
LOCATION	
P2 U/G PARKING LEVEL	133
P1 U/G PARKING LEVEL	121
EXTERIOR AT GRADE	0
TOTAL	254
BICYCLE PARKING	
REQUIRED	
RESIDENCE	- 0.5 PER UNIT
COMMERCIAL	- 1.0 PER 250m ² OF G.F.A.
TOTAL	216
PROVIDED	
RESIDENCE - INTERIOR	- 0.5 PER UNIT
RESIDENCE - EXTERIOR	
COMMERCIAL - EXTERIOR	
TOTAL	322
No.	DESCRIPTION
1	ISSUED FOR ROUND 4 COMMENT RESPONSE
2	ISSUED FOR PRICING
3	BUILDING PERMIT COMMENT RESPONSE
4	ISSUED FOR ROUND 3 COMMENT RESPONSE
5	ISSUED FOR ROUND 2 COMMENT RESPONSE
6	ISSUED FOR BUILDING PERMIT
7	ISSUED FOR CONSULTANT REVIEW
8	ISSUED FOR PAGE TURN REVIEW
9	ISSUED FOR ROUND 1 COMMENT RESPONSE
10	ISSUED FOR OWNER / CONSULTANT REVIEW
11	ISSUED FOR SPC APPLICATION
12	ISSUED FOR OWNER / CONSULTANT REVIEW
13	ISSUED FOR UDRP PRESENTATION
14	ISSUED FOR OWNER / CONSULTANT REVIEW
15	ISSUED FOR PRE-CONSULT PHASE 1 - ADDITIONAL INFO. PACKAGE
16	ISSUED FOR PRE-CONSULT APPLICATION
17	ISSUED FOR OWNER REVIEW
18	REVISIONS:
19	ARCHITECT SEAL:
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