

SITE STATISTICS

Proposed Use: Residential Building with Retail/Restaurant Use at Grade
Site Area: 1,843 sm (4.55 acre)

Proposed GFA : 11,675 sm*
 Residential: 11,169 sm
 Non-Residential: 506 sm
 FSI: 6.23

Proposed Residential Units: 114
1B - 70, 2B - 44 (Subject to Market)

Indoor/ Outdoor Amenity Required: 114 units x 6sm/unit = 684 sm
Indoor/ Outdoor Amenity Provided: 1,795 sm (545 sm Indoor Amenity, 1,250 sm Terraces/Balconies)

Total Parking Required: 90 Spaces
 114 Units @0.5 spaces/unit = 57 resident
 Residential Visitor Parking Required(@0.2 spaces/unit): 23
 2 Accessible Spaces
 10 spaces for 506 sm of Restaurant/Retail

Total Parking Provided: 147 Spaces
 114 residential,
 23 residential visitor.
 2 accessible spaces
 10 restaurant/retail spaces, provided within 3.5 levels of underground parking

Proposed Height: As Shown*
 * Excludes Parapets & Mech.

Bike Parking Spaces Required: 59
 114 units @0.5 Bike Parking Spaces/unit = 57 spaces
 1 per 250sm Retail/Restaurant = 2 spaces
Bike Spaces Provided: 59

Setbacks:
 North: 0.3 m
 South: 1.0 m
 East: 0.3 m
 West: 0.3 m

SURVEY INFORMATION:
 BOUNDARY AND TOPOGRAPHIC SURVEY OF
 ALL OF LOT 1,2,3 AND PART OF LOT 4
 NORTH RICHMOND ROAD
 REGISTERED PLAN 145
 CITY OF OTTAWA
 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD.
 APRIL 12, 2013

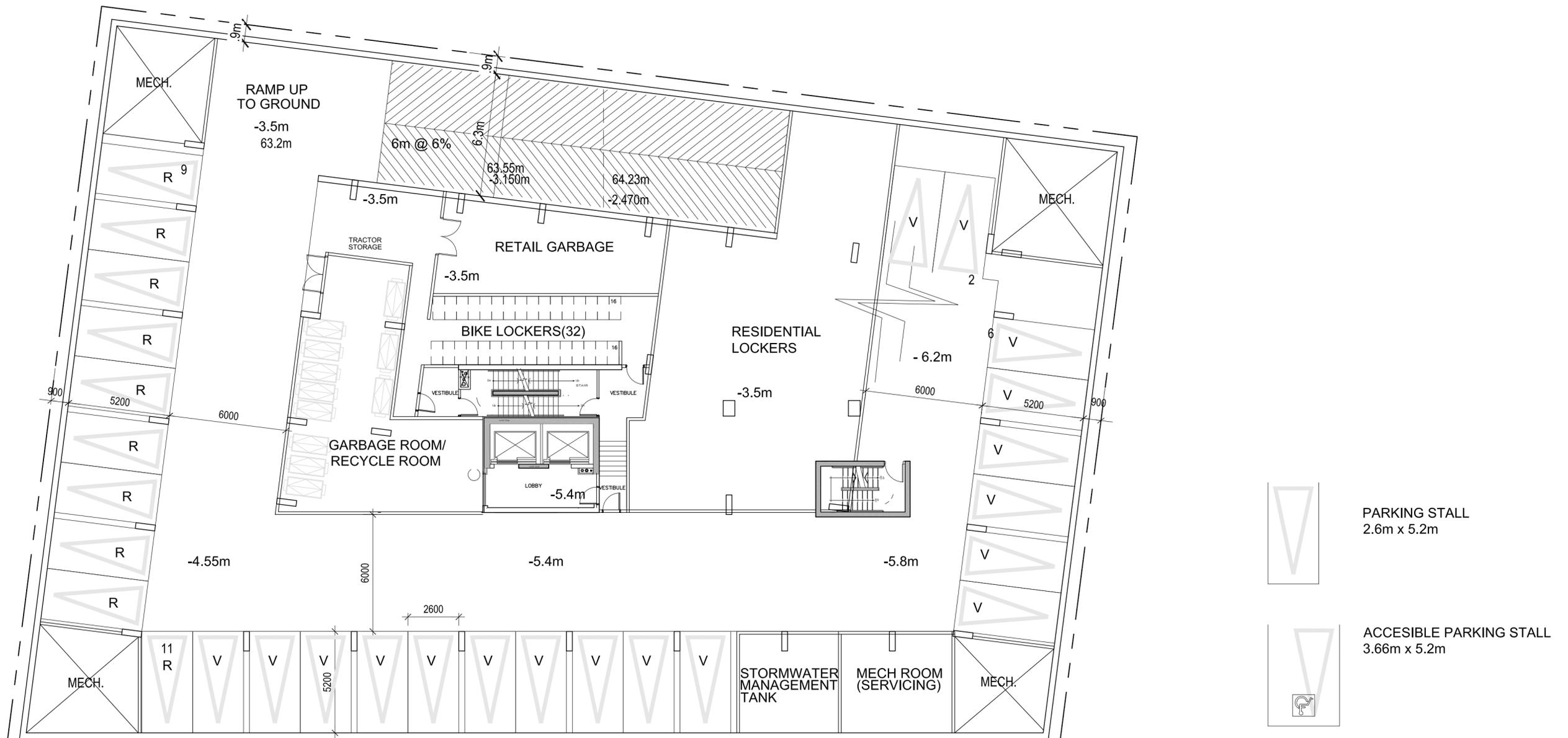
- NOTES:**
1. FOR LANDSCAPE INFORMATION - REFER TO DRAWINGS PREPARED BY FOTENN DESIGN
 2. FOR GRADING AND SERVICING INFORMATION - REFER TO DRAWINGS PREPARED BY DSEL ENGINEERING
 3. FOR AUTOTURNS - REFER TO DRAWINGS PREPARED BY DELCAN
 4. FOR INTAKE & EXHAUST VENTS - REFER TO GROUND FLOOR PLAN
 5. THE BUILDING WILL BE SPRINKLERED
 6. THE TYPE G LOADING SPACE WILL BE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE.



1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
SITE PLAN, CONTEXT PLAN
 ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01-2013
 ISSUED FOR REZONING/SITEPLAN APPROVAL APRIL 17-2014

PROJECT NO. 31643
 SCALE 1:250





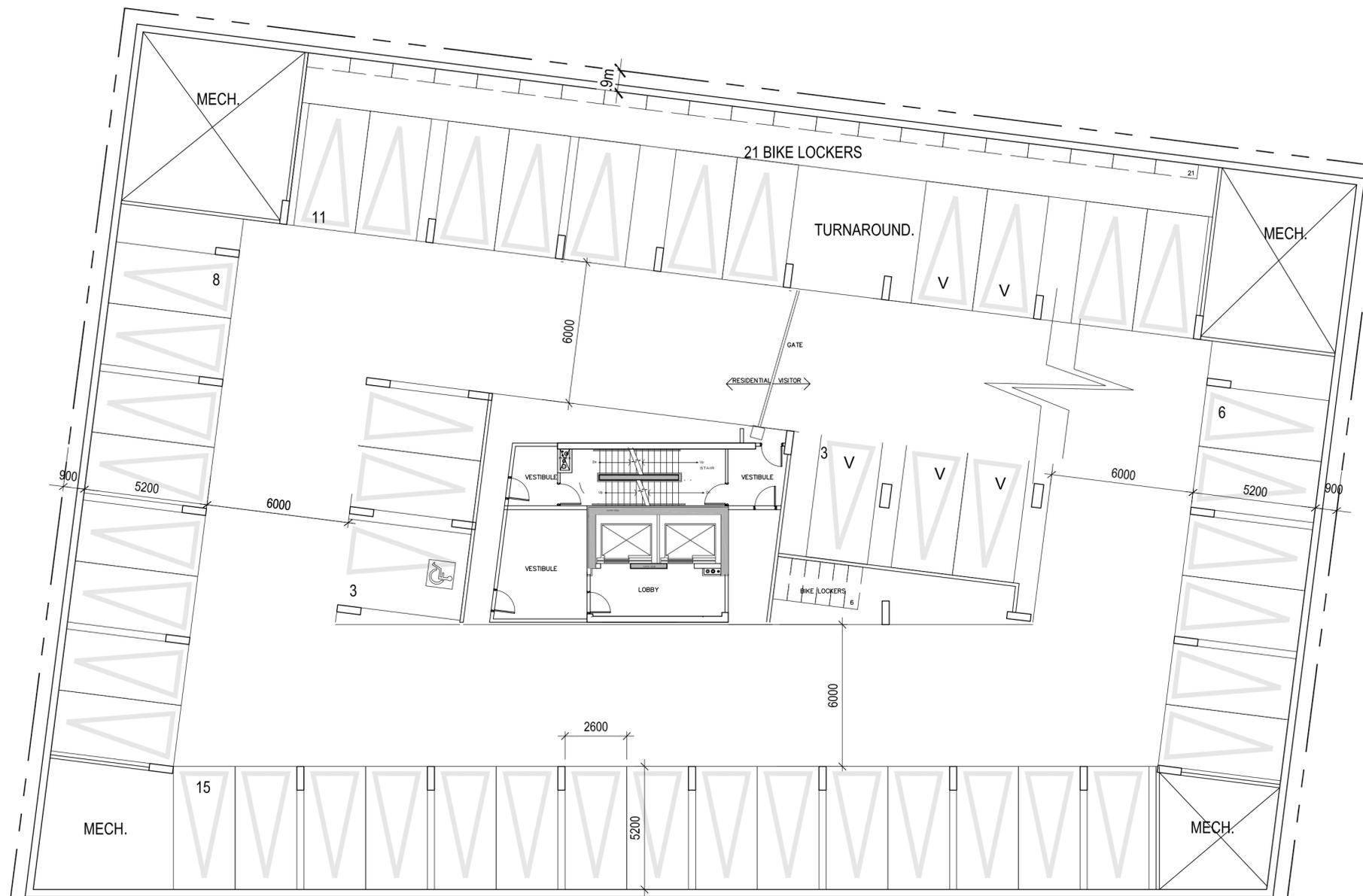
PARKING COUNT
 28 PARKING SPACES
 10 NON-RESIDENTIAL PARKING SPACES
 (including 7 RESTAURANT AND 3 RETAIL PARKING SPACES)
 18 VISITOR PARKING SPACES
 32 BIKE LOCKER PARKING SPACES



1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
P1 LEVEL FLOOR PLAN
 ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01-2013
 ISSUED FOR REZONING/SITEPLAN APPROVAL APRIL 17- 2014

PROJECT NO. 31643
 SCALE 1:150





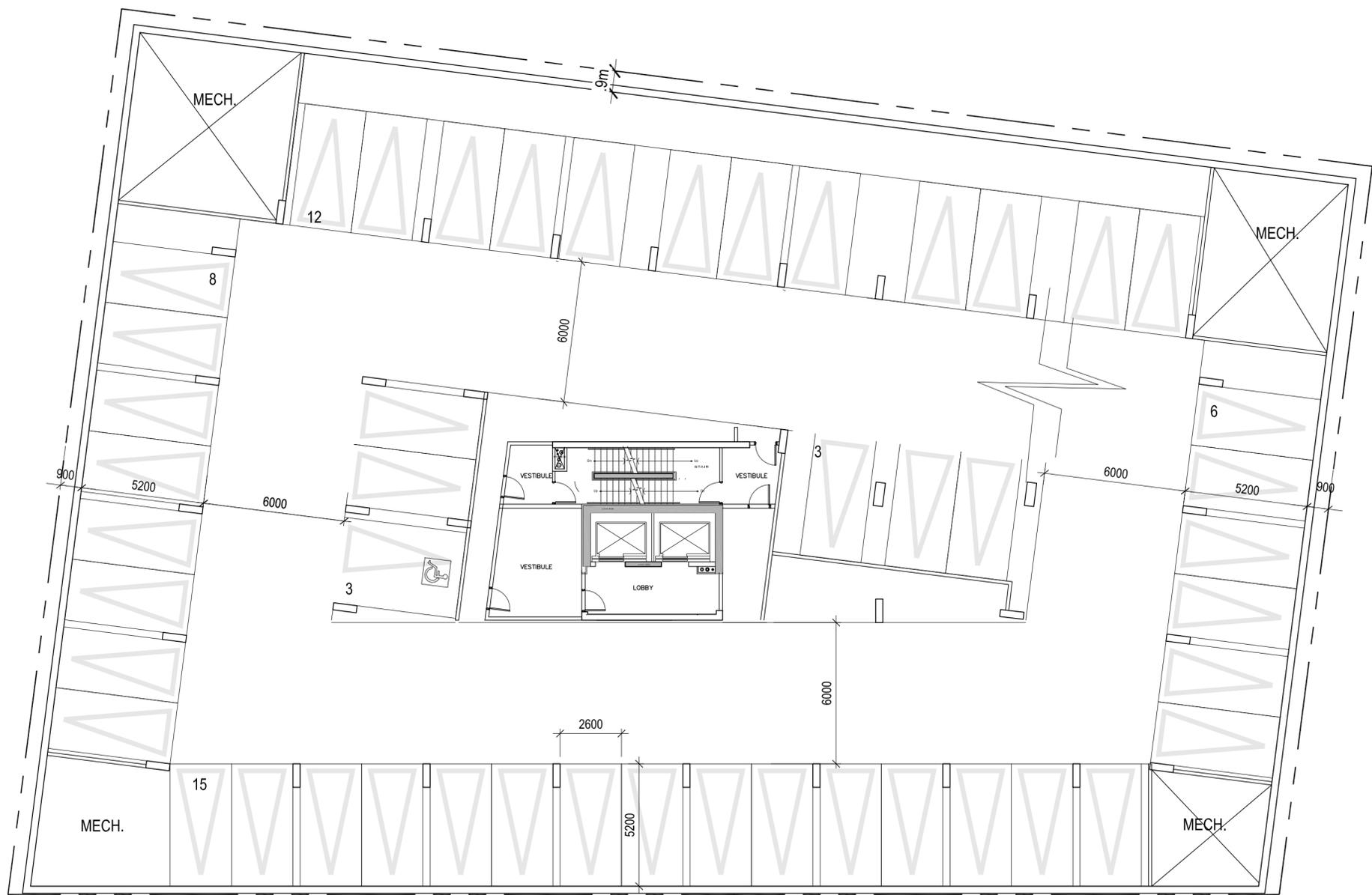
PARKING COUNT
 46 PARKING SPACES
 5 VISITOR PARKING SPACES
 41 RESIDENT PARKING SPACES
 (including 1 ACCESSIBLE SPACES)
 32 BIKE PARKING SPACES



1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
P2 LEVEL FLOOR PLAN
 ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01- 2013
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 SCALE 1:150





PARKING STALL
2.6m x 5.2m



ACCESIBLE PARKING STALL
3.66m x 5.2m

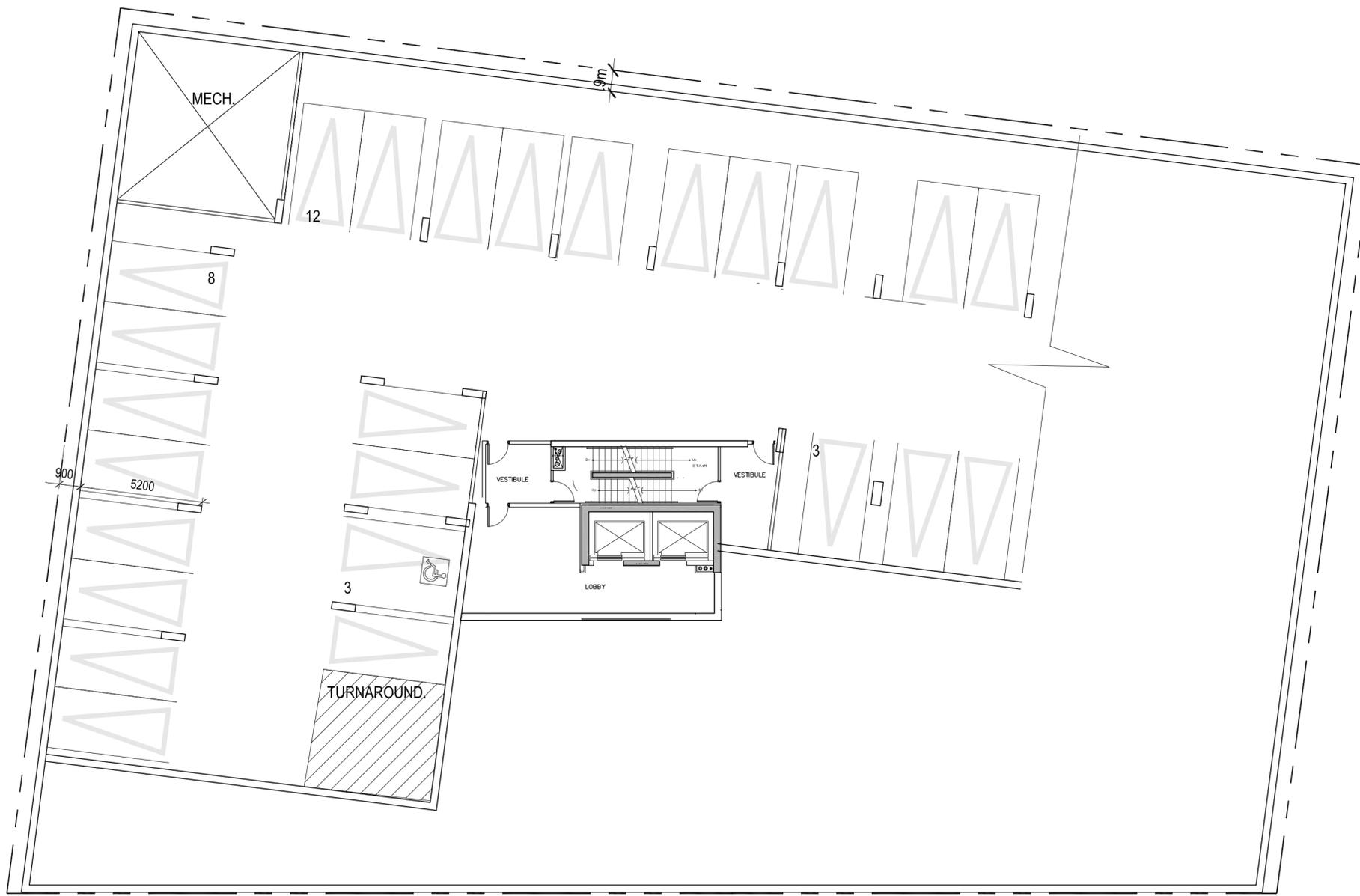
PARKING COUNT
47 RESIDENT PARKING SPACES
(including 1 ACCESSIBLE SPACES)



1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
P3 LEVEL FLOOR PLAN
ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01-2013
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PROJECT NO. 31643
SCALE 1:150





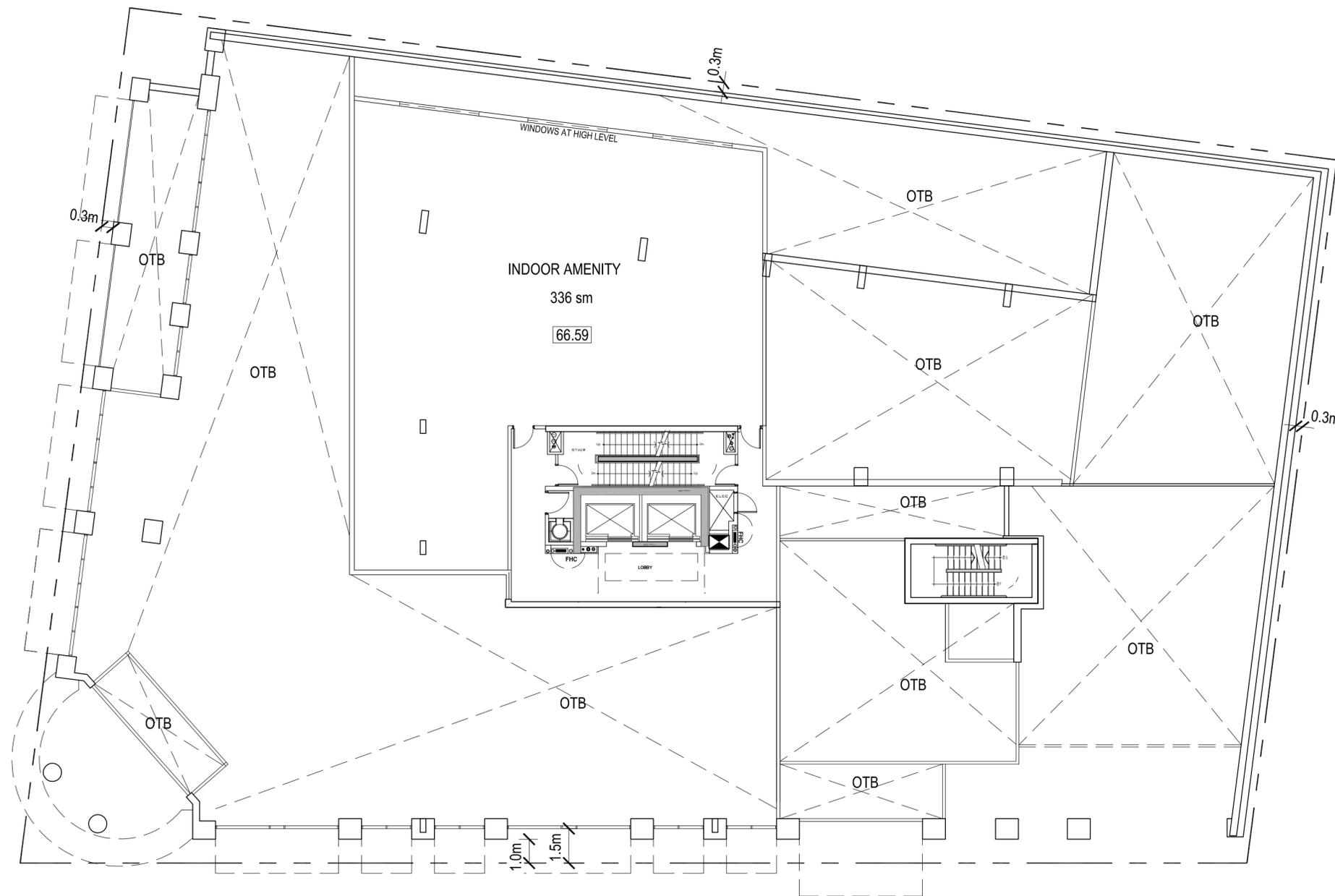
PARKING COUNT
26 RESIDENT PARKING SPACES



1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
P4 LEVEL FLOOR PLAN
ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01- 2013
ISSUED FOR REZONING/SITEPLAN APPROVAL APRIL 17- 2014

PROJECT NO. 31643
SCALE 1:150

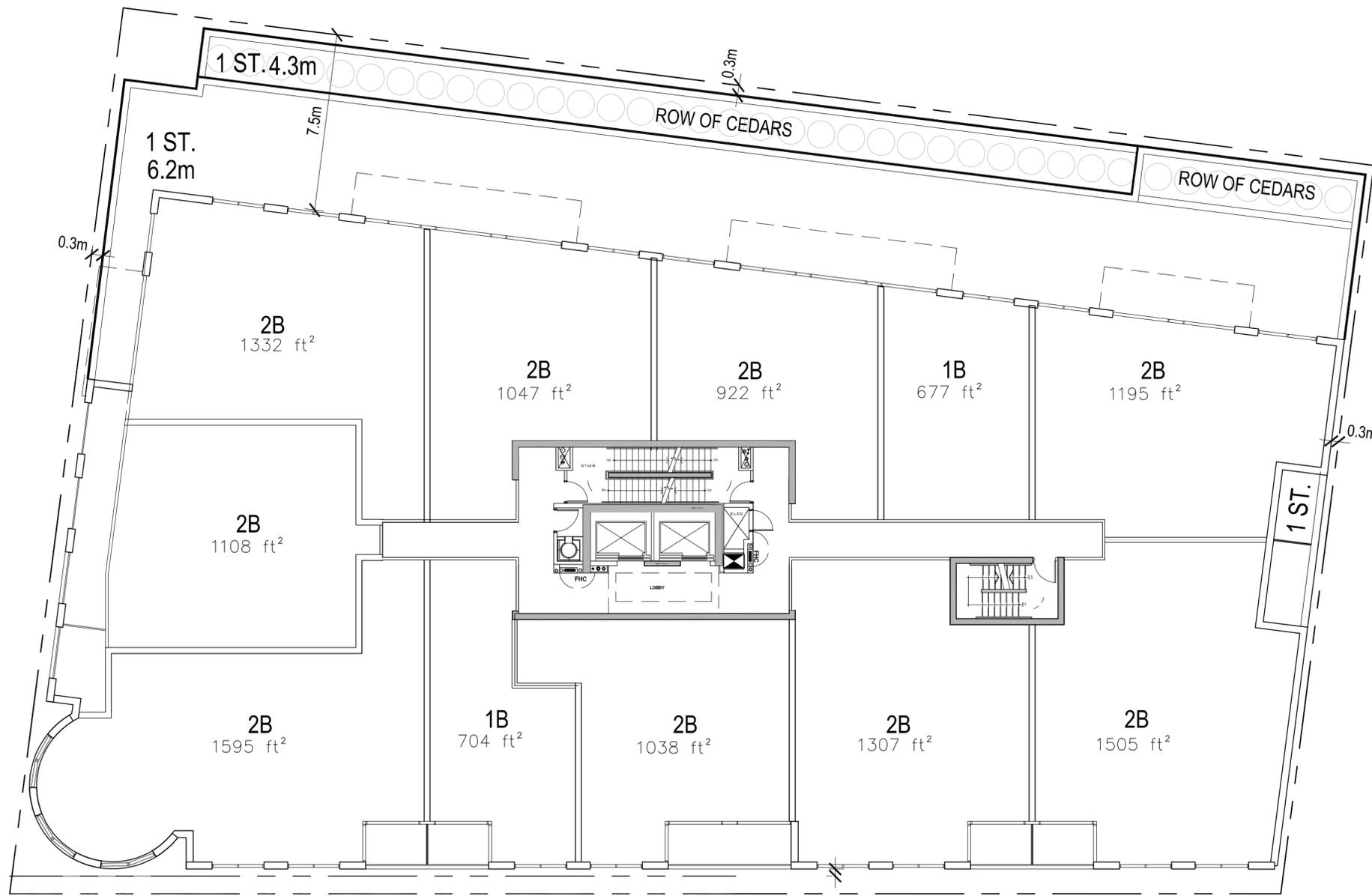




**1451 WELLINGTON AVE,
OTTAWA, ONTARIO**
MEZZANINE FLOOR PLAN
 ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01- 2013
 ISSUED FOR REZONING/SITEPLAN APPROVAL APRIL 17- 2014

PROJECT NO. 31643
 SCALE 1:250





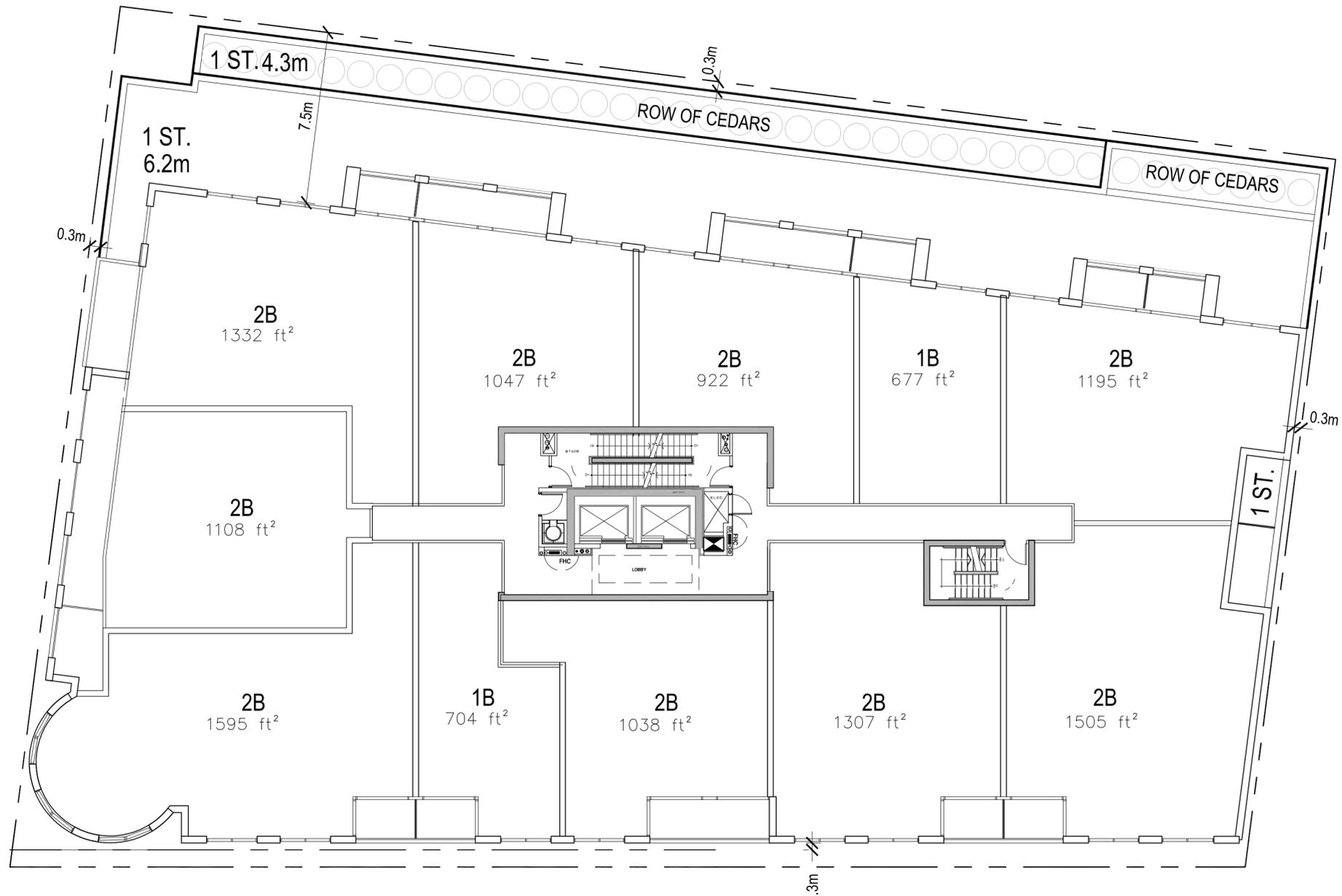
2ND FLOOR



**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO**
2nd FLOOR PLAN
ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01-2013
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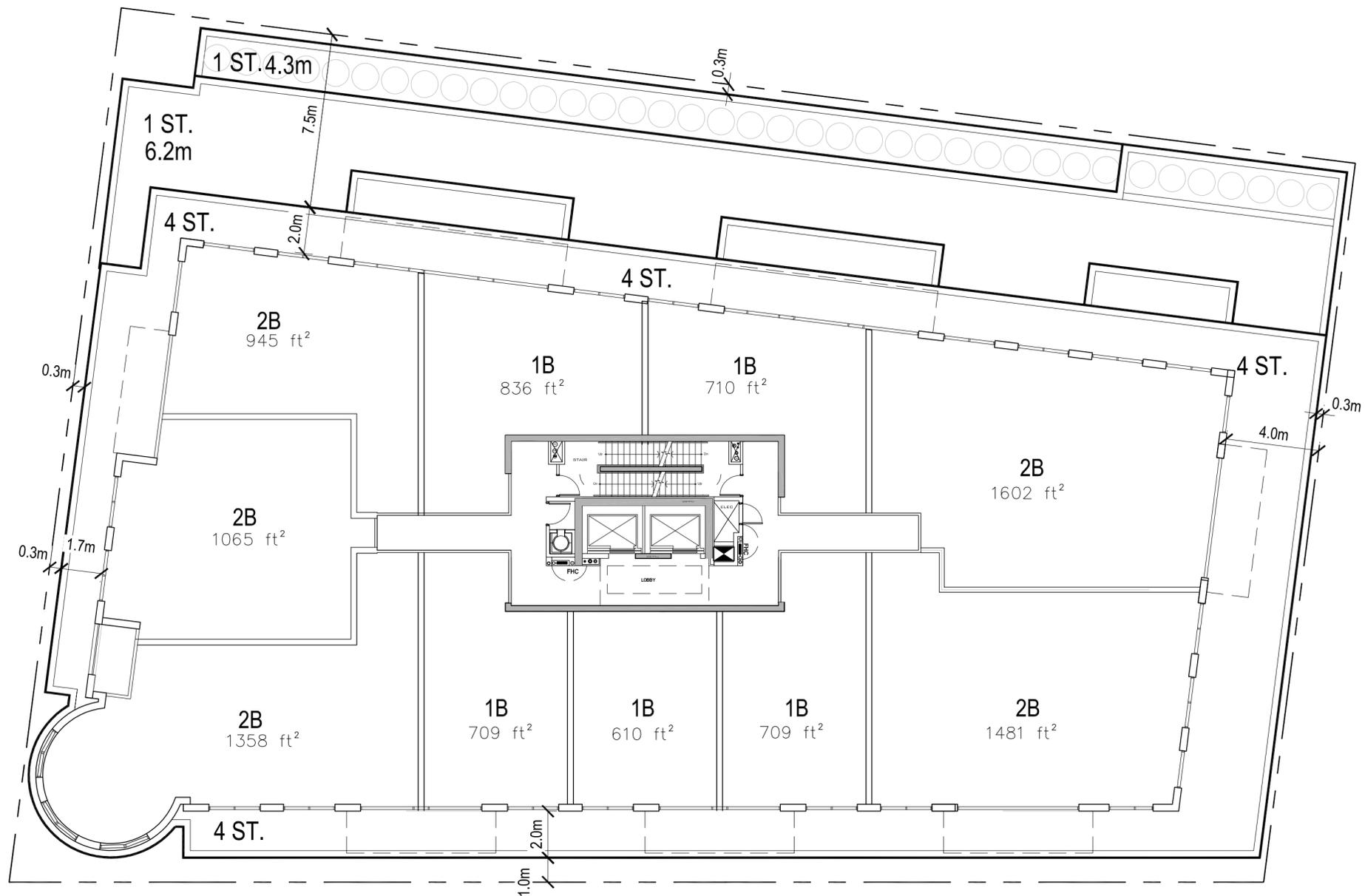




**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO**
3rd-4th FLOOR PLAN
 ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01-2013
 ISSUED FOR REZONING/SITEPLAN APPROVAL APRIL 17-2014

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SCALE 1:250



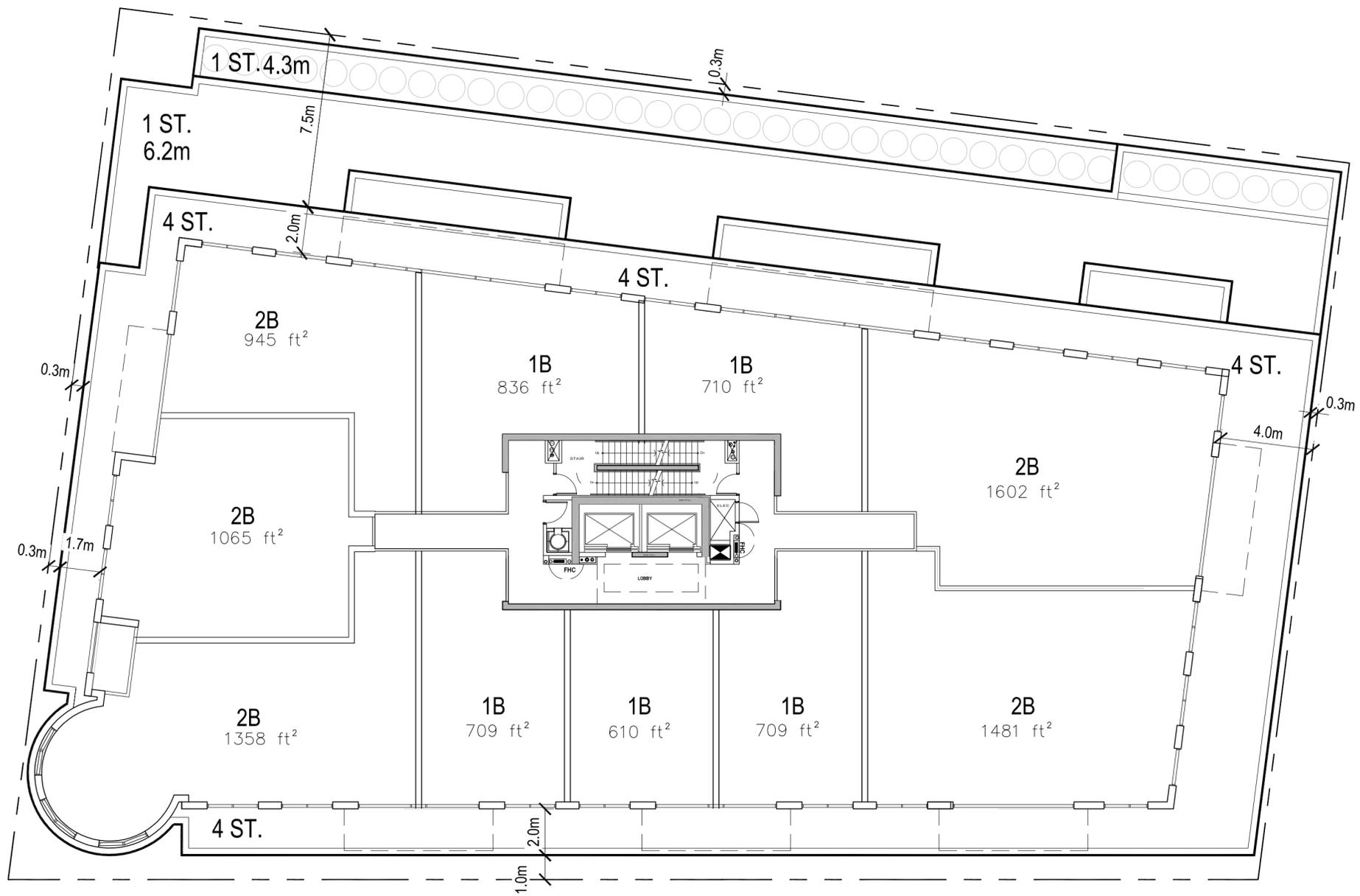


**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO**
5th FLOOR PLAN
 ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01- 2013
 ISSUED FOR REZONING/SITEPLAN APPROVAL APRIL 17- 2014

PROJECT NO. 31643
SCALE 1:250



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**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
6th-10th FLOOR PLAN**
ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01-2013
ISSUED FOR REZONING/SITEPLAN APPROVAL APRIL 17-2014

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SCALE 1:250



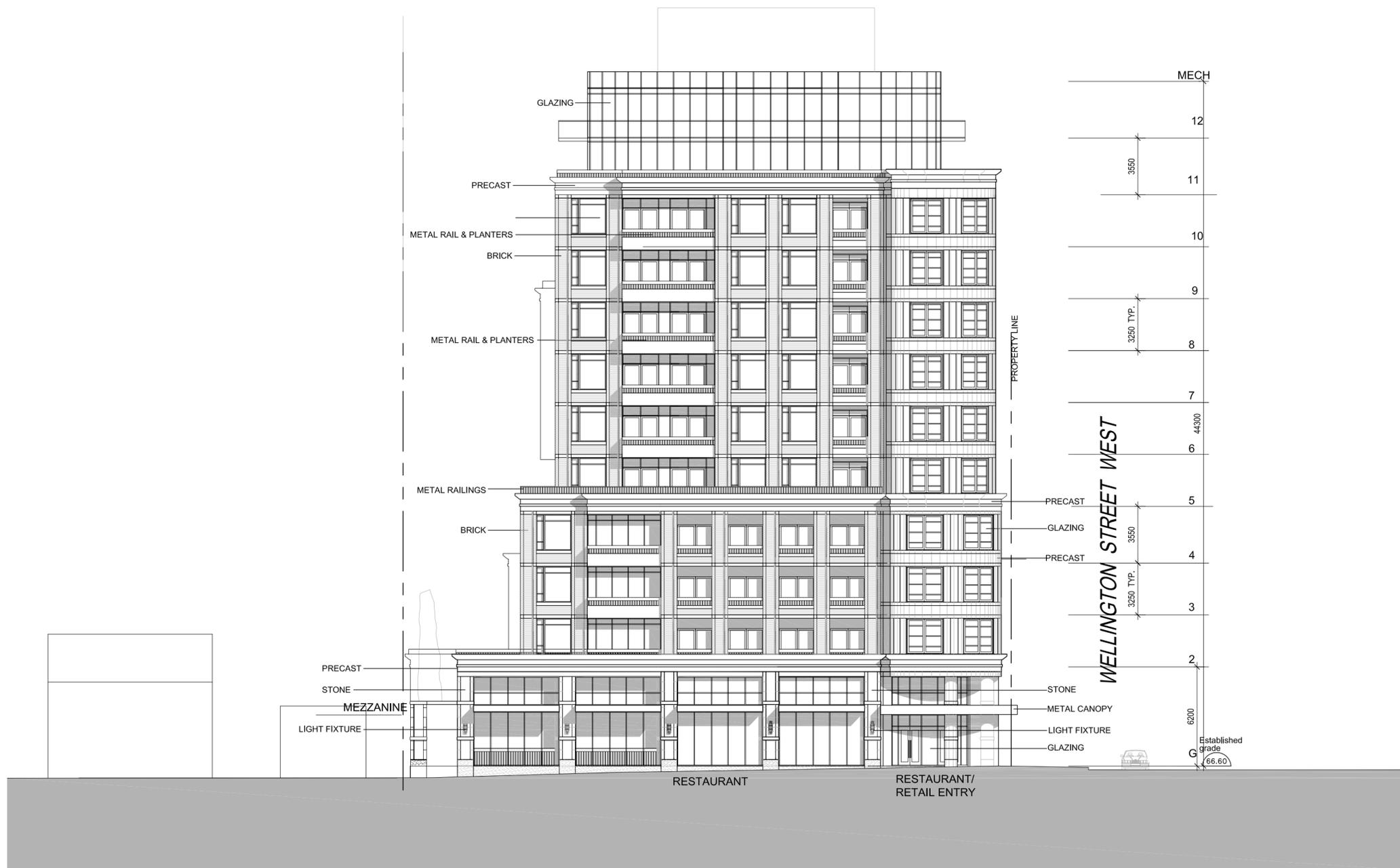


**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
SOUTH ELEVATION**

ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01-2013
ISSUED FOR REZONING/SITEPLAN APPROVAL APRIL 17-2014

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SCALE 1:250



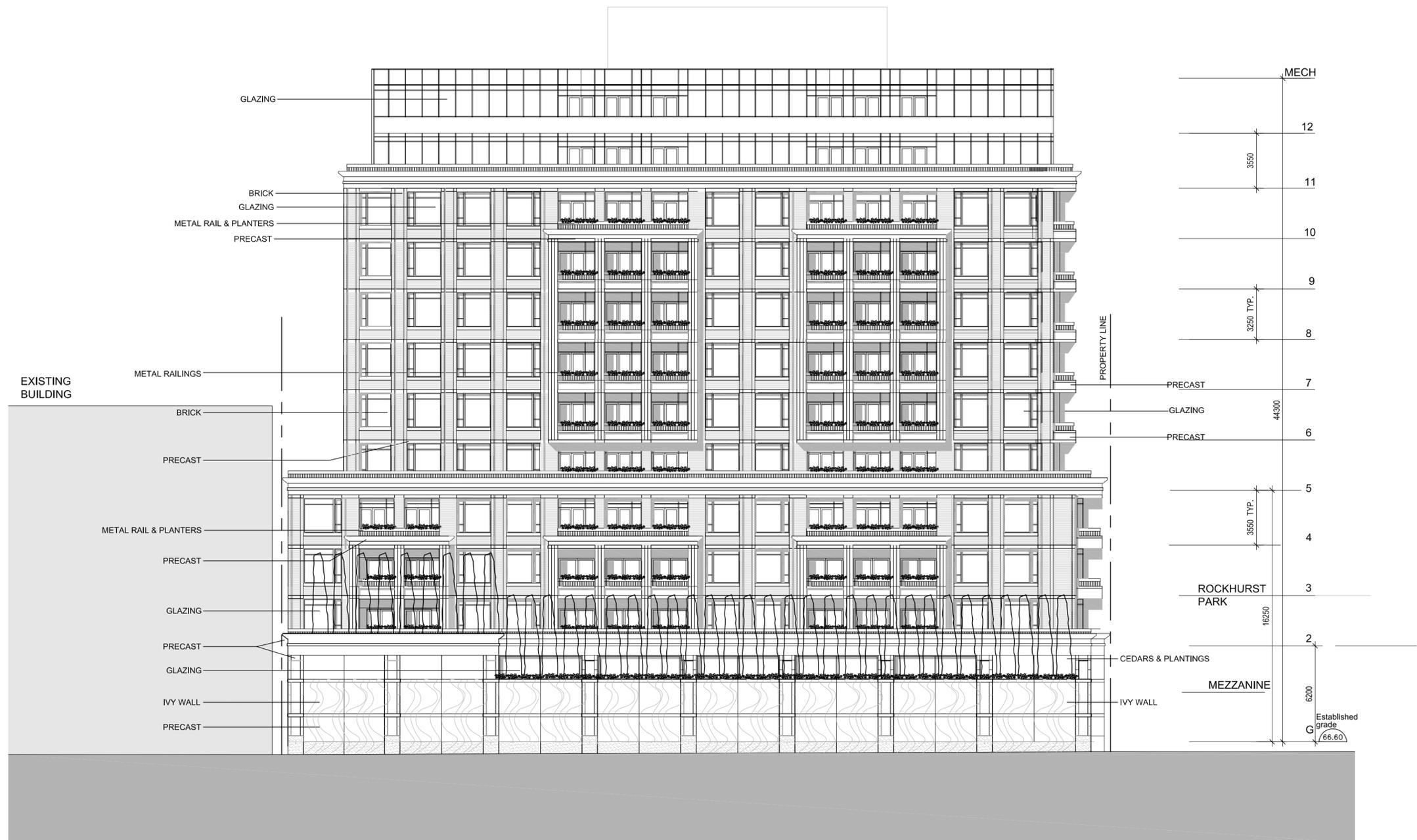


**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
WEST ELEVATION**

ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01- 2013
ISSUED FOR REZONING/SITEPLAN APPROVAL APRIL 17- 2014

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SCALE 1:250





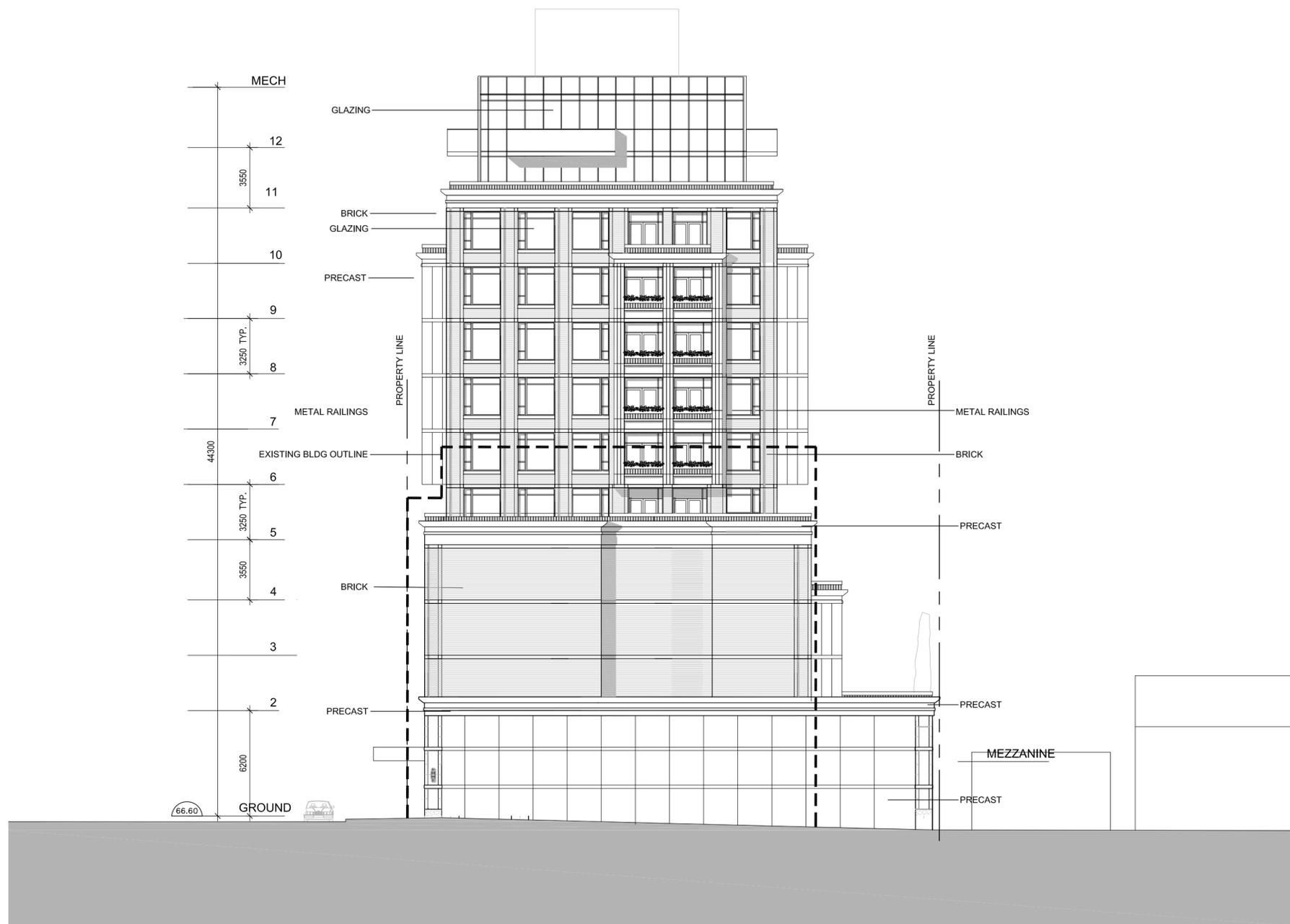
**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
NORTH ELEVATION**

PROJECT NO. 31643
SCALE 1:250



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ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01- 2013
ISSUED FOR REZONING/SITEPLAN APPROVAL APRIL 17- 2014

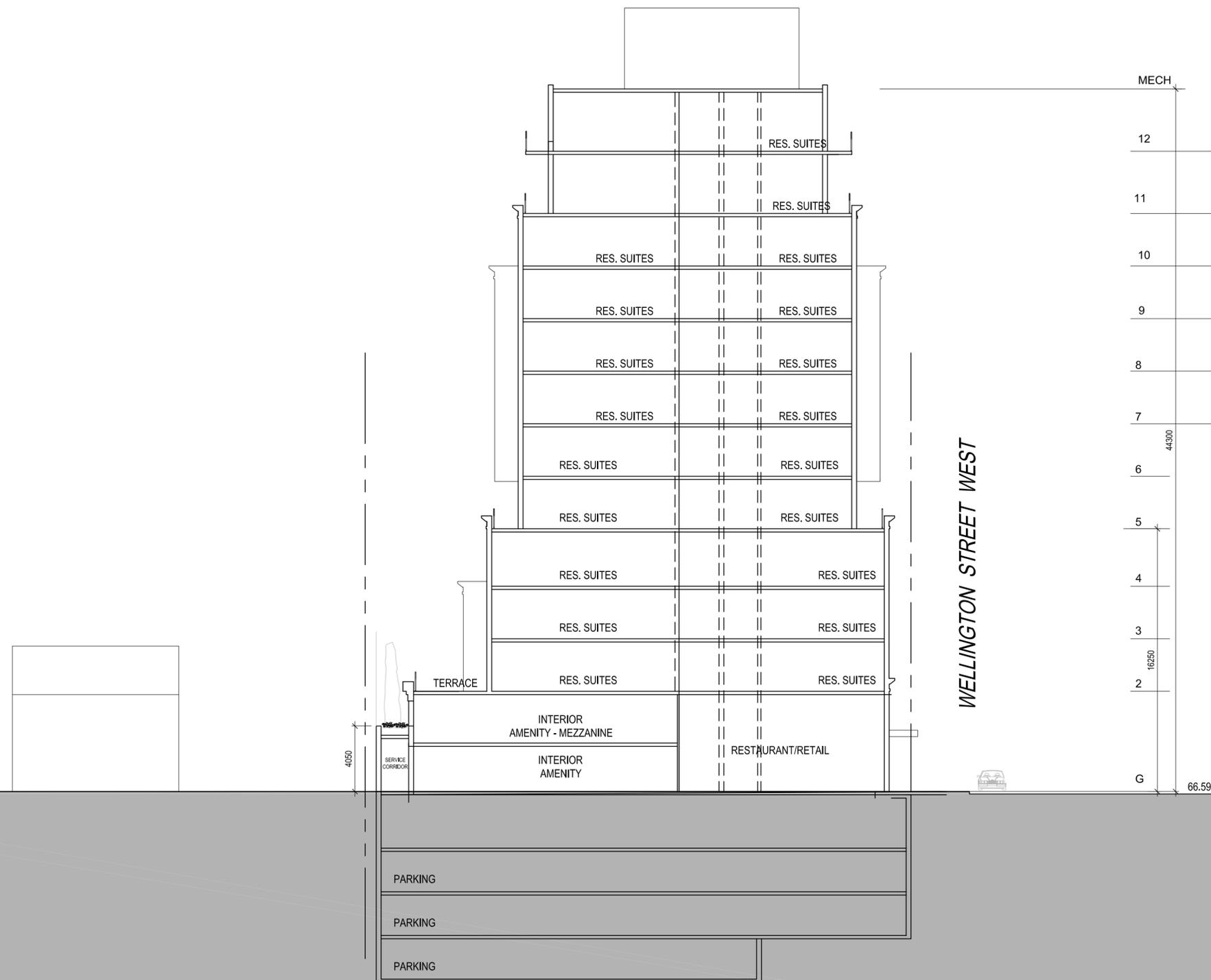


**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
EAST ELEVATION**

ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01-2013
ISSUED FOR REZONING/SITEPLAN APPROVAL APRIL 17-2014

PROJECT NO. 31643
SCALE 1:250





**1451 WELLINGTON ST. WEST
OTTAWA, ONTARIO
SECTION**

ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01- 2013
ISSUED FOR REZONING/SITEPLAN APPROVAL APRIL 17- 2014

PROJECT NO. 31643
SCALE 1:250

