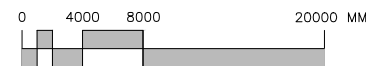


SITE PLAN



LOCATION PLAN

PROJECT INFORMATION

ZONING	Zoning By-Law 2008-250	AM10
SITE AREA	6,025 sq. m. (64,852) sq. ft.	
BUILDING HEIGHT	15 M, 20 M, 30 M	

PROJECT STATISTICS

BUILDING HEIGHT	20 M, 39 M
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GROSS BUILDING - AREAS

(CITY OF OTTAWA'S DEFINITION)

PARKING LEVELS (2 LEVELS U/G)	N/A
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GROUND FLOOR	903.4 sq. m. (9,724) sq. ft.
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2nd to 4th FLOOR	3 x 2405.4 sq. m. 3 x (25,892) sq. ft.	7,216.2 sq. m. (77,676) sq. ft.
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5th to 6th FLOOR	2 x 2,219.5 sq. m. 2 x (23,890) sq. ft.	4,439.0 sq. m. (47,780) sq. ft.
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7th to 10th FLOOR	4 x 977.3 sq. m. 4 x (10,520) sq. ft.	3,909.2 sq. m. (42,080) sq. ft.
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11th to 12th FLOOR	2 x 775.5 sq. m. 2 x (8,347) sq. ft.	1,551 sq. m. (16,694) sq. ft.
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MECHANICAL FLOOR	N/A
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TOTAL AREA	18,023 sq. m. (194,000) sq. ft.
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UNIT STATISTICS	
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1 BEDROOM UNIT	118
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2 BEDROOM UNIT	114
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TOTAL	232
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COMMERCIAL RETAIL	903.4 sq. m. (9,724) sq. ft.
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AMENITY AREA	
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REQUIRED	
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6 m² PER UNITS (232 UNITS)	14,983 sq. ft.	1,392 sq. m.
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PROVIDED	
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GROUND FLOOR COMMUNAL	
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AMENITY ROOM	5,395 sq. ft.	501.2 sq. m.
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PRIVATE ROOF DECKS	3,993 sq. ft.	371 sq. m.
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PRIVATE BALCONIES	7,919 sq. ft.	735.7 sq. m.
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TOTAL =	17,307 sq. ft.	1,608 sq. m.
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CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT (232 UNITS)	116
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VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	22
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COMMERCIAL RETAIL (RETAIL FOOD, BANK & CONVENIENCE STORE)	- 0 UNDER 500 sq.m.PER UNIT	0
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TOTAL		138
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PROVIDED		
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2 LEVEL UNDER GROUND PARKING		193
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SURFACE		23
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TOTAL		216
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BICYCLE PARKING		
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REQUIRED		
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RESIDENCE	- 0.5 PER UNIT (232 UNITS)	116
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COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.	4
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TOTAL		120
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PROVIDED		
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EXTERIOR		10
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INDOOR ON GROUND FLOOR		125
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TOTAL		135
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LOT COVERAGE		
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DRIVING SURFACE =	864 sq. m.	14.3%
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BUILDING FOOTPRINT =	2931 sq. m.	48.6%
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LANDSCAPE OPEN SPACE =	1785 sq. m.	29.6%
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DEDICATED PARK LAND =	445 sq. m.	7.4%
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TOTAL =	6,025 sq. m.	100.0%
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LEGAL DESCRIPTION

PART OF LOTS 1 AND 2
REG. PLAN 461
CITY OF OTTAWA
REGIONAL MUNICIPALITY OF OTTAWA CARLETON

LEGEND

- ⊙ INDICATES LOCATION OF EXISTING GAS METERS
- ⊙ INDICATES LOCATION OF EXISTING HYDRO POLES
- ⊙ INDICATES LOCATION OF EXISTING LIGHT STANDARD
- ⊙ INDICATES LOCATION OF PROPOSED LIGHT STANDARD REFER TO ELECTRICAL DWG.
- ⊙ INDICATES LOCATION OF EXISTING FIRE HYDRANT

- ↔ INDICATES DIRECTION OF TRAVEL

