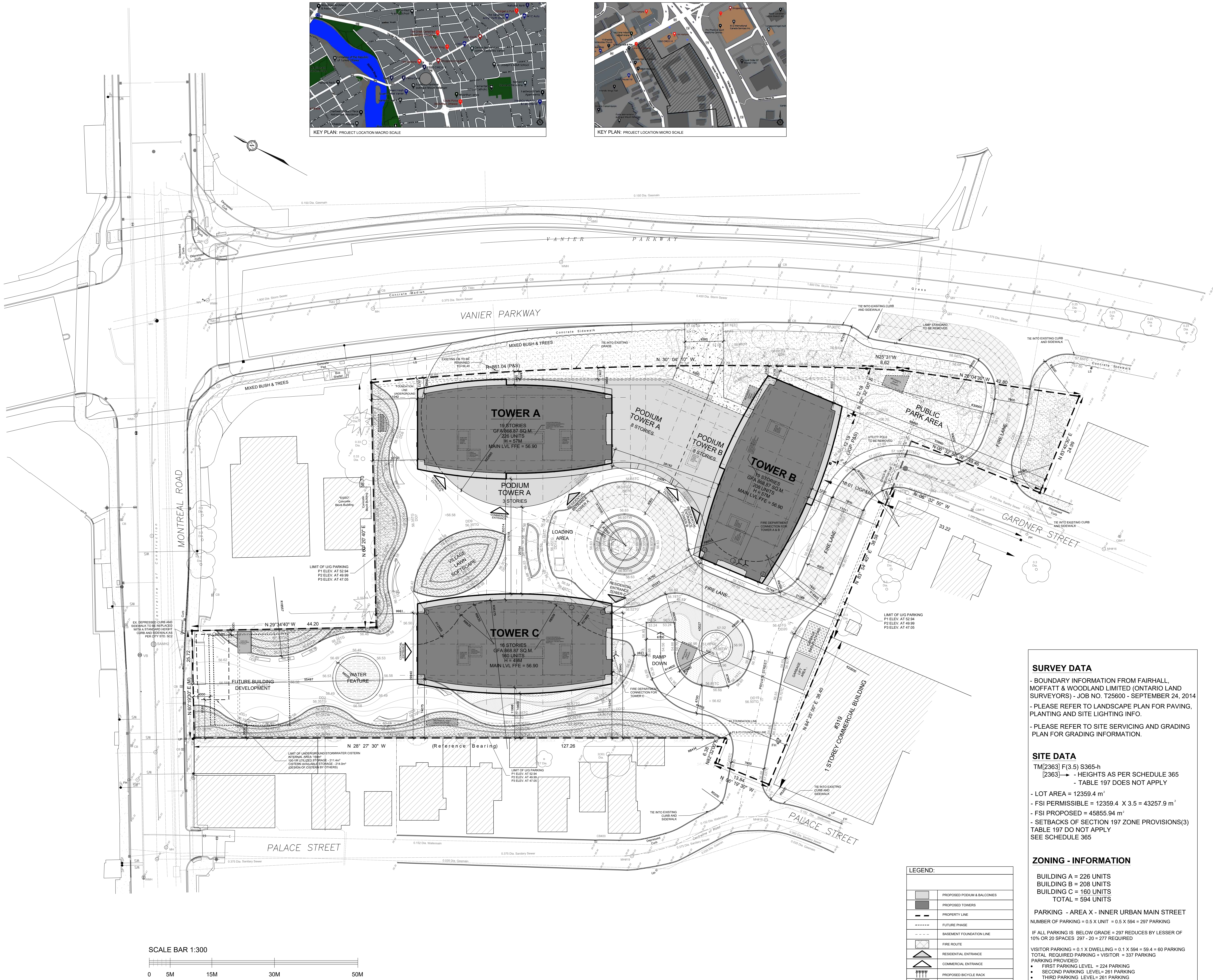


LEGEND:	
	PROPOSED PODIUM & BALCONIES
	PROPOSED TOWERS
	PROPERTY LINE
	FUTURE PHASE
	BASEMENT FOUNDATION LINE
	FIRE ROUTE
	RESIDENTIAL ENTRANCE
	COMMERCIAL ENTRANCE
	PROPOSED BICYCLE RACK
	RAISED PLANTER (REFER TO LANDSCAPE)
	PROPOSED FIRE HYDRANT (REFER TO CIVIL)
	EXISTING FIRE HYDRANT (REFER TO SURVEY)
	EXISTING CITY UTILITY POLE (REFER TO SURVEY)
	EXISTING CITY LIGHT STANDARD (REFER TO SURVEY)
	FIRE CONNECTION

SURVEY DATA

- BOUNDARY INFORMATION FROM FAIRHALL, MOFFATT & WOODLAND LIMITED (ONTARIO LAND SURVEYORS) - JOB NO. T25600 - SEPTEMBER 24, 2014
- PLEASE REFER TO LANDSCAPE PLAN FOR PAVING, PLANTING AND SITE LIGHTING INFO.
- PLEASE REFER TO SITE SERVICING AND GRADING PLAN FOR GRADING INFORMATION.

SITE DATA

- TM[2363] F(3.5) S365-h
- [2363] - HEIGHTS AS PER SCHEDULE 365
- TABLE 197 DOES NOT APPLY
- LOT AREA = 12359.4 m²
- FSI PERMISSIBLE = 12359.4 X 3.5 = 43257.9 m²
- FSI PROPOSED = 45855.94 m²
- SETBACKS OF SECTION 197 ZONE PROVISIONS(3) TABLE 197 DO NOT APPLY
- SEE SCHEDULE 365

ZONING - INFORMATION

- BUILDING A = 226 UNITS
- BUILDING B = 208 UNITS
- BUILDING C = 160 UNITS
- TOTAL = 594 UNITS

PARKING - AREA X - INNER URBAN MAIN STREET

NUMBER OF PARKING = 0.5 X UNIT = 0.5 X 594 = 297 PARKING

IF ALL PARKING IS BELOW GRADE = 297 REDUCES BY LESSER OF 10% OR 20 SPACES 297 - 20 = 277 REQUIRED

VISITOR PARKING = 0.1 X DWELLING = 0.1 X 594 = 59.4 = 60 PARKING

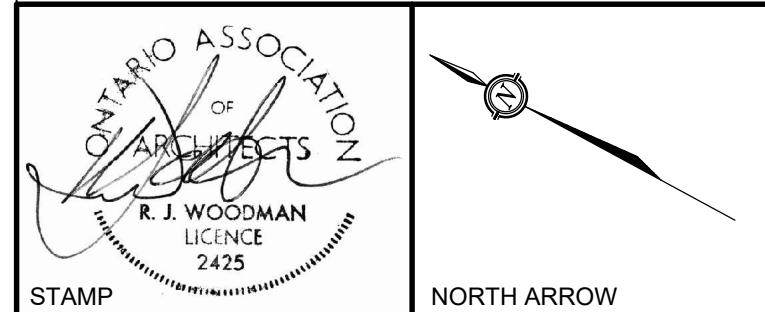
TOTAL REQUIRED PARKING + VISITOR = 357 PARKING

PARKING PROVIDED:

- FIRST PARKING LEVEL = 224 PARKING
- SECOND PARKING LEVEL = 281 PARKING
- THIRD PARKING LEVEL = 261 PARKING

TOTAL = 766 PARKING

BICYCLES REQUIRED = 0.5 X DWELLING = 297 BICYCLES
BICYCLES PROVIDED = 594 BICYCLES
LOCKERS PROVIDED = 594 LOCKERS
AMENITY AREA REQUIRED = 6 m² X DWELLING = 3564 m²
AMENITY AREA PROVIDED = 8640 m²
COMMUNAL AREA REQUIRED = 50 % OF 3564 m² = 1782 m²
COMMUNAL AREA PROVIDED = 1928 m²
COMMERCIAL AREA PROVIDED = 202 m²



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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CLIENT

2705460 ONTARIO INC.
MANOR PARK MANAGEMENT

231 BRITANNY DRIVE, SUITE D, OTTAWA, ON, K1K 0R8
TELEPHONE: 613.746.1849

ARCHITECT

WOODMAN ARCHITECT ASSOCIATES LTD.

205-4 BEECHWOOD AVENUE, OTTAWA, ONTARIO, CANADA K1B1B9
TEL: 613.228.9850, FAX 613.228.9848, mailto:info@woodmanarchitect.com

PLANNER

MOMENTUM

1160 GREENLAWN CRESCENT, OTTAWA, ON, K1L 6C2
TELEPHONE: 613.728.5773

LAND MANAGEMENT

RENFROE LAND MANAGEMENT

TELEPHONE: 613.853.6124

LANDSCAPE

LEVSTEK CONSULTANTS

5871 HUGH CRESCENT, OTTAWA, ON, K0A 2W0
TELEPHONE: 613.826.0518

CIVIL

WSP

150 SLATER STREET, OTTAWA, ON, K1P 5M8
TELEPHONE: 613.690.3923

SURVEYOR

FAIRHALL MOFFATT & WOODLAND LTD

100-600 TERRY FOX DRIVE, KANATA, ON, K2L 4B6
TELEPHONE: 613.591.2580

GEOTECHNICAL

EXP

TELEPHONE: 613.688.1899

TRANSPORTATION

CGH TRANSPORTATION INC.

13 MARKHAM AVENUE, OTTAWA, ON, K2G 3Z1
TELEPHONE: 613.697.3787

SOUND & VIBRATION

GRADIENT WIND

127 WALGREEN ROAD, OTTAWA, ON, K0A 1L0
TELEPHONE: 613.838.0934

NO.	REVISION	DATE
14		
13		
12		
11		
10		
09		
08		
07		
06	ISSUED FOR SITE PLAN APPROVAL	03/06/2020
05	ISSUED FOR COORDINATION	03/04/2020
04	ISSUED FOR COORDINATION	03/01/2020
03	ISSUED FOR COORDINATION	02/13/2020
02	ISSUED FOR COORDINATION	01/27/2020
01	ISSUED FOR COORDINATION	01/22/2020
NO.	REVISION	MM/DD/YY

CONSULTANTS:

STRUCTURAL -
MECHANICAL -
ELECTRICAL -

PROJECT

112 MONTREAL ROAD

DRAWING:

SITE PLAN

DATE	2020-03-04	JOB NO.	1653
SCALE	1:300	DRAWING NO.	
DRAWN BY	MOHAMMED KHALIL		
REVIEWED BY	ROBERT WOODMAN		