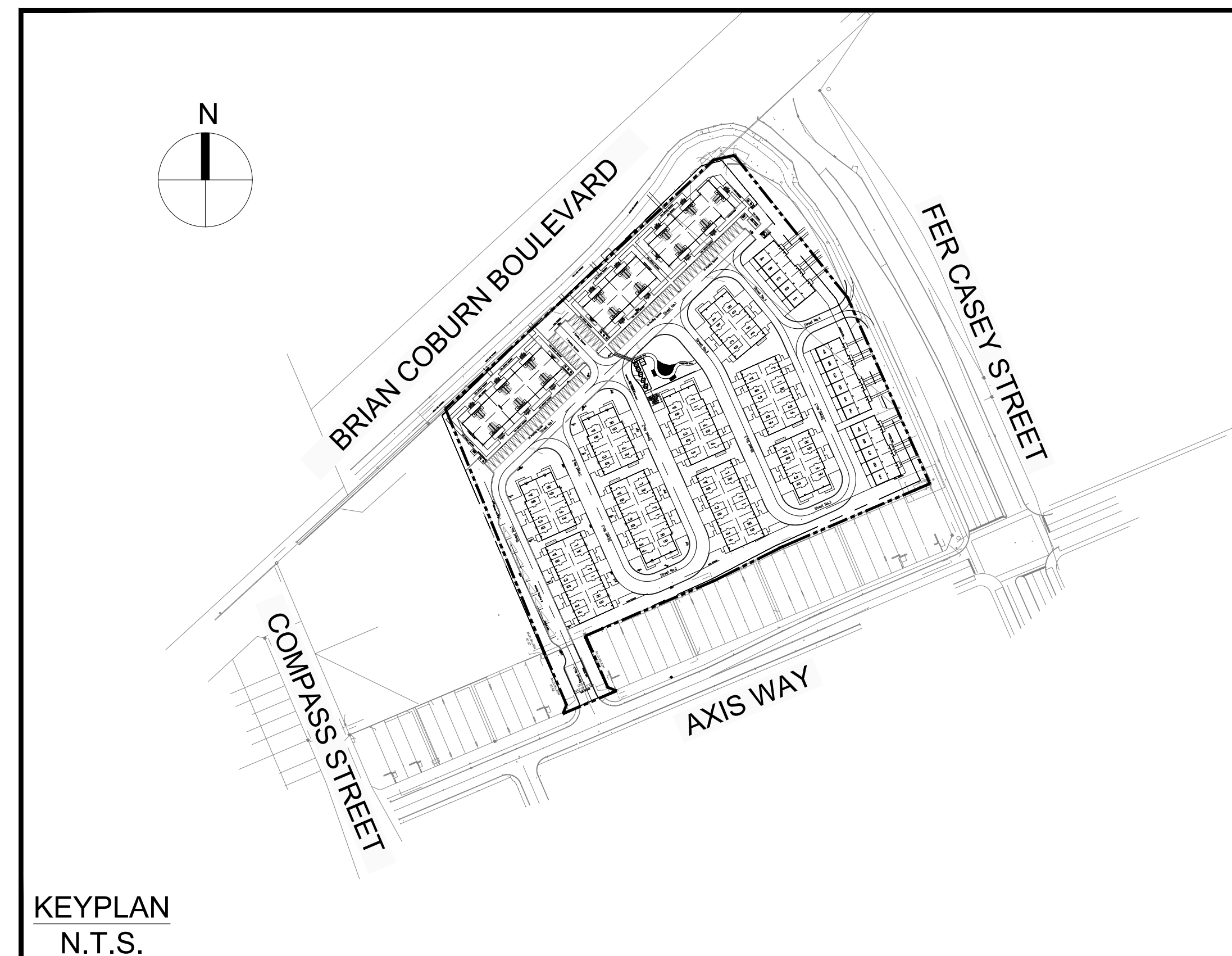


TRAILSEDGE BLOCK 140



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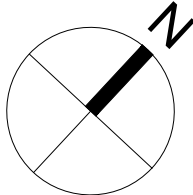


Drawing List Table	
Sheet Number	Sheet Title
000	COVER
001	GEOMETRIC ROADWAY DESIGN DRAWING

298 AXIS WAY

CONTRACT NO. 30258465

SITE STATISTICS			
PROVISION	REQUIRED	PROPOSED	COMPLIANCE
NET LOT AREA (includes dedication)	1400 m²	27315.280 m²	YES
DEDICATION AREA (municipal park)	NO MINIMUM	N/A	N/A
GROSS LOT AREA (includes dedication)	NO MINIMUM	27315.280 m²	N/A
BUILDING AREA	NO MINIMUM	7763.963 m²	N/A
LOT COVERAGE (building area/net lot area)	NO MINIMUM	28.4%	N/A
GROSS FLOOR AREA	NO MINIMUM	23153.684 m²	N/A
NET F.S.I. (gross floor area/net lot area)	NO MINIMUM	0.85	N/A
GROSS F.S.I. (gross floor area/gross lot area)	NO MINIMUM	0.85	N/A
BUILDING HEIGHTS (mid-point of roof):			
STACKED DWELLINGS	13.50 m	11.62 m (MID-POINT)	YES
BACK-TO-BACK REAR LANE TOWNHOUSE:	13.50 m	10.34 m (MID-POINT)	YES
SETBACKS:			
MIN. FRONT YARD (NORTH)	6.00 m	6.02 m	YES
MIN. CORNER SIDE YARD (EAST)	4.50 m	4.58 m	YES
MIN. INTERIOR SIDE YARD ABUTTING REAR YARD (WEST)	5.90m	7.00 m	YES
MIN. INTERIOR SIDE YARD ABUTTING REAR YARD (SOUTH)	5.90m	6.05 m	YES
MIN. REAR YARD (SOUTH)	6.00 m	34.00 m	YES
NUMBER OF STACKED TOWNHOUSE UNITS:			
2 BED INTERIOR:		36 SUITES	
3 BED END:		24 SUITES	
NUMBER OF BACK-TO-BACK TOWNHOUSE UNITS:			
2 BED:		76 SUITES	
3 BED:		12 SUITES	
NUMBER OF REARLANE TOWNHOUSE UNITS:			
3 BED:		16 SUITES	
TOTAL NUMBER OF UNITS:		164 SUITES	
TOTAL PARKING SPACES:			
RESIDENT PARKING SPACES (82B, TOWNS/RL, TOWNS):	1 SPACE/UNIT + 10% (1 MIN 104 SP)	104	1:1
VISITOR PARKING SPACES (82B, TOWNS/RL, TOWNS):	N/A	0	N/A
TOTAL PARKING SPACES:		75 PS	
RESIDENT PARKING SPACES (STACKED-TOWNS):	11 SPACE/UNIT + 10% (1 MIN 60 SP)	60	1:1
VISITOR PARKING SPACES (STACKED-TOWNS):	6.5 SPACE/UNIT + 10% (1 MIN 15 SP)	15	0.25:1
BARRIER FREE PARKING SPACES DEDICATED FOR VISITORS:	0	0	N/A
BICYCLE SPACES (METRO-TOWNS):			
BICYCLE SPACES:	11 SPACE/UNIT + 10% (1 MIN 30 SP)	30	YES
TOTAL LANDSCAPE:	30%	11822.43m² (43.28% OF NET LOT AREA)	YES
LANDSCAPED OPEN SPACE AREA:			
SOFT LANDSCAPE AREA:	N/A	8337.507m² (70.52% OF LANDSCAPING)	N/A
HARD LANDSCAPE AREA:	N/A	3484.928m² (29.48% OF LANDSCAPING)	N/A
LANDSCAPED PARKING AREA:			
TOTAL PARKING AREA:	N/A	4517.985 m²	N/A
PAVED PARKING AREA:	85% MAX	2802.069 m² (62.02% OF PARKING AREA)	YES
LANDSCAPED PARKING AREA:	15% MIN	1715.916 m² (37.98% OF PARKING AREA)	YES
AMENITY:			
TOTAL AMENITY AREA: (6 m² PER METRO UNIT INCLUDES PRIVATE + COMMUNAL)	80 UNITS X 6 m² = 480 m²	LOWER PATIO = 18,853 m² X 30 UNITS = 565,590 m² BALCONY AREA 6,508 m² X 30 UNITS = 195,240 m² TOTAL PATIO/BALCONY AREA = 760,830 m² PREV. (1317,360 m²) + COMM. (449,333 m²) = 1766,693 m² TOTAL AMENITY	YES
COMMUNAL AMENITY AREA: (50% OF REQUIRED)	240 m² (50% OF 480 m²)	AREA ABOVE BLOCKS 12 + 449,333 m² TOTAL COMMUNAL AREA	YES



CLIENT

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Arcadis Professional Services (Canada) Inc.

Formerly B Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
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KEY PLAN

LEGEND

SEAL

PRIME CONSULTANT

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PROJECT

TRAILSEDGE BLOCK 140
298 AXIS WAY

PROJECT NO:
30258465

DRAWN BY:
AS

PROJECT MGR:

CHECKED BY:
BPN

APPROVED BY:

SHEET TITLE

GEOMETRIC ROADWAY
DESIGN DRAWING (GRDD)

SHEET NUMBER

01

ISSUE

1