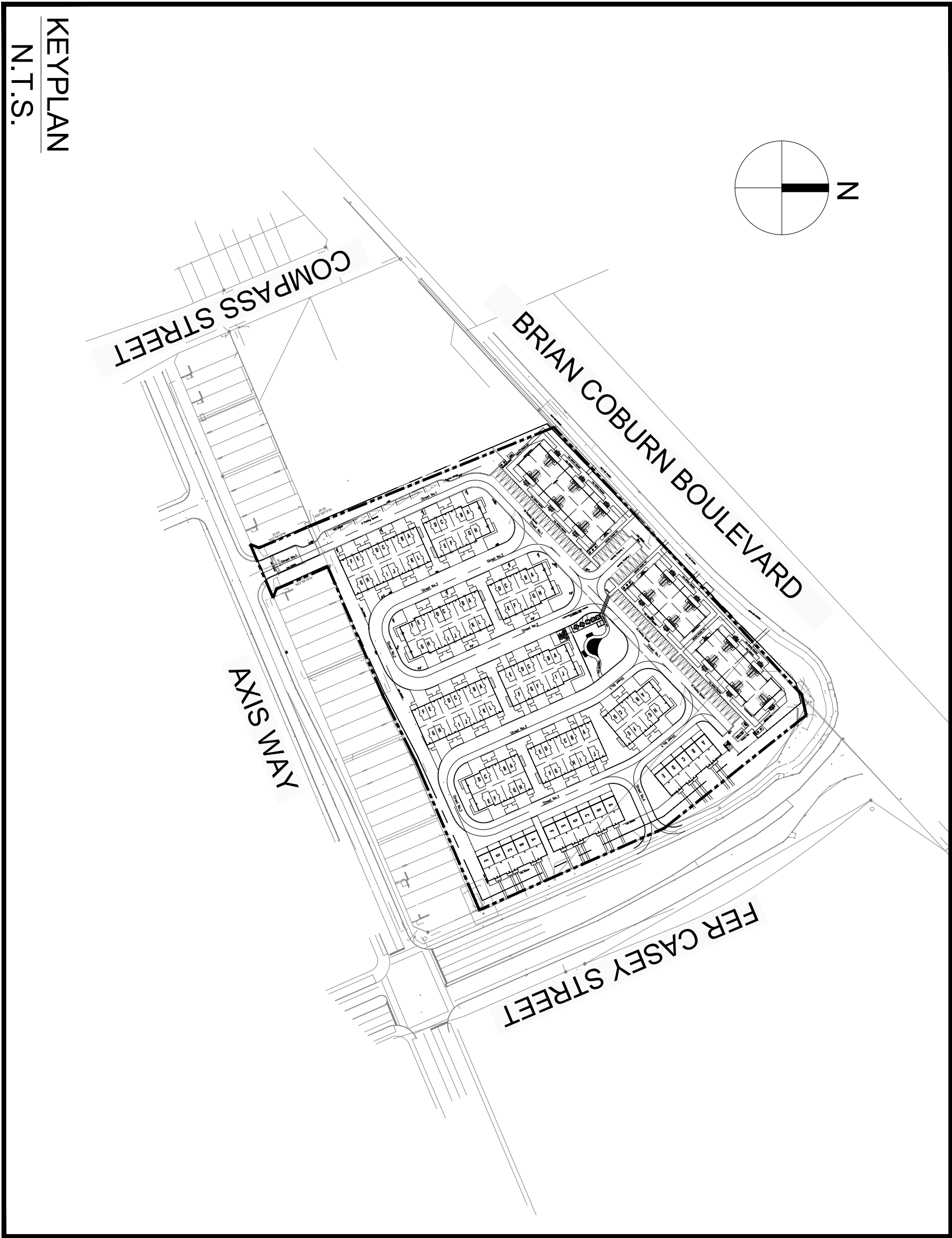


# TRAILSEDGE BLOCK 140



333 Preston Street - Suite 500  
Ottawa ON K1S 5N4 Canada  
tel 613 225 1311  
[www.arcadis.com](http://www.arcadis.com)

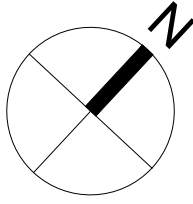


| Drawing List Table |                                   |
|--------------------|-----------------------------------|
| Sheet Number       | Sheet Title                       |
| 000                | COVER                             |
| 001                | GEOMETRIC ROADWAY DESIGN DRAWINGS |

## 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 SPACES/UNIT + 10% (1 MIN 104 SP)  | 60                                                                                                                                                                                                           | 1:1        |
| VISITOR PARKING SPACES (STACKED-TOWNS):                                  | 6.15 SPACES/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 SPACES/UNIT + 10% (1 MIN 104 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:<br>(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<br>BALCONY AREA 6,508 m² X 30 UNITS = 195,240 m²<br>TOTAL PROVIDOR AREA = 760,830 m²<br>PREV. (1317,360 m²) + COMM. (449,333 m²) = 1766,693 m² TOTAL AMENITY | YES        |
| COMMUNAL AMENITY AREA:<br>(50% OF REQUIRED)                              | 240 m² (50% OF 480 m²)               | AREA ABOVE BLOCKS 12 + 449,333 m² TOTAL COMMUNAL AREA                                                                                                                                                        | YES        |



CLIENT

COPYRIGHT

This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (Canada) Inc.  
Formerly B Group Professional Services (Canada) Inc.

ISSUES

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

KEY PLAN

LEGEND

SEAL

PRIME CONSULTANT

333 Preston Street - Suite 500  
Ottawa ON K1S 5N4 Canada  
tel 613 225 1311  
www.arcadis.com

PROJECT

TRAILSEDGE BLOCK 140  
298 AXIS WAY

PROJECT NO:  
30258465

DRAWN BY:  
AS

CHECKED BY:  
BPN

PROJECT MGR:  
---

APPROVED BY:  
---

SHEET TITLE

GEOMETRIC ROADWAY  
DESIGN DRAWING (GRDD)

SHEET NUMBER

01

ISSUE

1