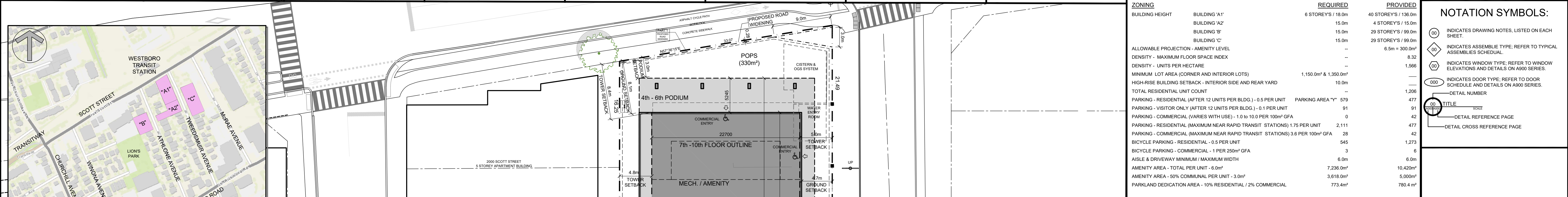


LEGAL DESCRIPTION TOPOGRAPHIC SKETCH OF LOTS 18 TO 22 & LOTS 26 TO 31, LOT 54 & LOTS 63 TO 65 REGISTERED PLAN 263 (GEOGRAPHIC TOWNSHIP OF) CITY OF OTTAWA	SURVEYOR Stantec 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) 229-7644 E-Mail: Reid.Hall@stantec.com	GEOTECHNICAL ENGINEER PARSONS GROUP 104 Colborne Road South Ottawa, Ontario K2E 7J5 Tel: (613) 235-7301 Email: melissa.g@parsonsgroup.ca	TRANSPORTATION Parsons 1223 Michael Street, Suite 100, Ottawa, ON K1J 7T2 Tel: (613) 601-1528 Cell: (343) 996-5362 Email: Jake.Berube@parsons.com	LANDSCAPE ARCHITECT Urbantypology Inc. 45 Spencer Street, Unit 101 Ottawa ON K1Y 2P5 Tel: (4613) 867-3042 Email: @urbantypology.com	CIVIL ENGINEER Stantec 300 - 1331 Clyde Avenue Ottawa, ON K2C 3G4 Tel: (613) 297-0571 Cell: (587) 721-1241 Email: Alyssa.Gladish@stantec.com	URBAN PLANNER Stantec 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) _____ Email: barrett.wagar@stantec.com	PROJECT DEVELOPER PARK RIVER PROPERTIES 2020 Highway 7 Wainwright, Ontario, L9K 5Z0 E-Mail: kevin@parkriver.ca	PROJECT INFORMATION Zoning By-law: 2008-250 Consolidation SITE AREA: TOTAL ALL PARCELS 0.77 ha 7,733.7 m ² 83,245.9 ft ² TM (102) RAUB SITE AREA: 1994 SCOTT ST. 2,268.4 m ² 24,385.9 ft ² SITE AREA: 324 TWEEDSMUIR AVE. 1,332.0 m ² 14,347.9 ft ² SITE AREA: 330 ATHLONE AVE. 1,680.3 m ² 17,786.9 ft ² SITE AREA: 335 TWEEDSMUIR AVE. 2,485.1 m ² 26,749.9 ft ²	IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.
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CAR PARKING AREA "X" ON SCHEDULE 1A	BICYCLE PARKING	LOT COVERAGE	REVISIONS: ARCHITECT SEAL: [Signature] NORTH ARROW: [Arrow] SEAL DATE: [Stamp] CLIENT: [Logo] ARCHITECT: rla/architecture 56 beech street, ottawa, ontario K1S 3J6 t: 613.724.9932 f: 613.724.1209 rlaarchitecture.ca
MINIMUM REQUIRED RESIDENCE (AFTER 12 UNITS) - 0.5 PER DWELLING UNIT 579 VISITOR (AFTER 12 UNITS) - 0.1 PER DWELLING UNIT 91 COMM. USE - UNDER 200m ² NON REQUIRED 0 TOTAL 670 MAXIMUM REQUIRED RESIDENCE - 1.75 PER DWELLING UNIT 2,111 COMM. USE - 3.6 PER 100m ² OF GFA ESTIMATE 28 TOTAL 2,139 PROVIDED RESIDENCE - 0.38 PER DWELLING UNIT 477 VISITOR 91 COMM. USE 42 TOTAL 609	REQUIRED RESIDENCE - 0.5 PER UNIT (1,206 UNITS) 603 COMMERCIAL - 1 PER 250m ² GFA (788.6m ²) 3 TOTAL 606 PROVIDED RESIDENCE - 1.04 PER UNIT 1,267 COMMERCIAL 6 PARKLAND 6 TOTAL 1,279	BUILDING FOOTPRINT - "A1" = 1,158.4 m ² 15.0% BUILDING FOOTPRINT - "A2" = 660.2 m ² 8.5% BUILDING FOOTPRINT - "B" = 768.0 m ² 9.9% BUILDING FOOTPRINT - "C" = 1,007.7 m ² 13.0% DRIVING SURFACE = 63.3 m ² 0.8% LANDSCAPE SURFACE = 3,294.7 m ² 42.6% PARKLAND DEDICATION = 780.4 m ² 10.0% TOTAL = 7,733.7 m ² 100.0% LANDSCAPE SURFACE AREA INCLUDES: ROW, POPS AND CORNER SITE TRIANGLE	
AMENITY SPACE	LAND BLOCK AREA	UNIT MIX	WESTBORO VILLAGE OTTAWA ONTARIO SHEET TITLE: OVERALL SITE PLAN (SETBACK PLAN) DRAWN: R.V. CHECKED: K.R. SCALE: 1:250 SHEET No. SP-1B PROJECT No. 2409
AT GRADE EXTERIOR - COMMUNAL = 600.0 sq. m. INTERIOR 1st fl. AMENITY - COMMUNAL = 450.0 sq. m. EXTERIOR TERRACES - PRIVATE = 500.0 sq. m. INTERIOR 5th fl. AMENITY - COMMUNAL = 900.0 sq. m. EXTERIOR 5th fl. TERRACES - COMMUNAL = 1,200.0 sq. m. EXTERIOR ROOF TOP - COMMUNAL = 300.0 sq. m. INTERIOR ROOF TOP - COMMUNAL = 600.0 sq. m. PRIVATE BALCONIES = 4,000.0 sq. m. TOTAL = 8,550.0 sq. m. TOTAL COMMUNAL = 4,050.0 sq. m. REQUIRED - 6.0m ² PER UNIT (1,206) = 7,236.0 sq. m. REQUIRED COMMUNAL @ 50% = 3,618.0 sq. m.	BUILDING "A1" = 2,265.4 m ² 29.4% BUILDING "A2" = 1,332.9 m ² 17.2% BUILDING "B" = 1,650.3 m ² 21.3% BUILDING "C" = 1,704.7 m ² 22.1% PARKLAND DEDICATION = 780.4 m ² 10.0% TOTAL = 7,733.7 m ² 100.0%	STUDIO UNIT 142 6 82 70 24.9% 300 1 BEDROOM UNIT 283 11 88 79 38.2% 461 1 BEDROOM + UNIT 20 15 57 94 15.7% 186 2 BEDROOM UNIT 104 10 30 36 14.9% 180 2 BEDROOM + UNIT 0 1 29 33 5.2% 63 3 BEDROOM UNIT 6 0 4 6 1.3% 16 TOTAL UNITS 555 43 290 318 1,206 COMMERCIAL AREA 788.6 sq. m. 8,487 sq. ft.	