

### PROJECT INFORMATION

|                                      |                 |                         |                         |                                     |                                |                        |                                  |
|--------------------------------------|-----------------|-------------------------|-------------------------|-------------------------------------|--------------------------------|------------------------|----------------------------------|
| Zoning By-law 2008-250 Consolidation | MC(2284) 5349-h | SITE AREA (OVERALL)     | 21.85 ha<br>54.00 acres | 218,530 sq. m.<br>2,352,240 sq. ft. | SITE AREA (PHASE 1)            | 2.05 ha<br>5.055 acres | 20,524 sq. m.<br>220,920 sq. ft. |
|                                      |                 | SITE AREA (SOUTH PHASE) | 3.27 ha<br>8.08 acres   | 32,713 sq. m.<br>352,120 sq. ft.    | SITE AREA (PHASE 1 - NET AREA) | 0.57 ha<br>1.40 acres  | 5,682 sq. m.<br>61,161 sq. ft.   |
|                                      |                 |                         |                         |                                     | TRANSIT PLAZA                  | 0.53 ha<br>1.31 acres  | 5,294 sq. m.<br>56,984 sq. ft.   |

### NOTATION SYMBOLS:

- (1) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (2) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (3) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- (4) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
- (5) INDICATES NUMBER.
- (6) TITLE.
- (7) DETAIL REFERENCE PAGE.
- (8) DETAIL CROSS REFERENCE PAGE.

### GENERAL NOTES:

- (A) REFER TO TYPICAL ASSEMBLY SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- (B) FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A800 SERIES.
- (C) ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
- (D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- (E) ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
- (F) ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

### DRAWING NOTES:

- PROPERTY LINE
- BUILDING SETBACK LINE
- OUTLINE OF TOWER
- LINE OF TOWER BALCONIES ABOVE
- OPENED AIR PARKING GARAGE, AT & ABOVE GRADE
- GARAGE ENTRY WITH TRENCH DRAIN AS REQUIRED
- EXTERIOR ROOF TOP AMENITY SPACE
- FIRE HYDRANT
- SHORT TERM STREET PARKING
- PEDESTRIAN CROSS WALK WITH DEPRESSION CURBS
- BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
- SIAMSESE CONNECTION
- EXISTING TRANSIT STATION ENTRANCE
- 2.0 X 5.2m STANDARD PARKING SPACES
- 150mm BARRIER CURB
- SECTION OF COMMERCIAL BUILDING TO BE REMOVED
- SOFT LANDSCAPING
- CONCRETE SIDEWALK
- CONCRETE RETAINING WALL
- EXISTING TREE TO BE REMOVED
- EXISTING FIRE HYDRANT
- EXISTING COMMERCIAL BUILDING TO REMAIN
- EXISTING CHAIN LINK FENCE
- EXISTING PARKING LOT LIGHTING
- RELOCATED BARRIER FREE PARKING SPACES
- EXISTING CONCRETE RETAINING WALL
- GARBAGE STAGING AREA
- EXISTING TREE TO REMAIN
- COMMERCIAL ENTRANCE
- CISTERN BELOW RAMP

### BUILDING STATISTICS (PHASE #1)

| GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION) |  |
|---|--|
| GROUND FLOOR  | 409.1 sq. m.<br>4,404 sq. ft.  |
| 2nd FLOOR - PARKING                                 | 0.0 sq. m.<br>0.0 sq. ft.  |
| 3rd FLOOR   | 1,291.2 sq. m.<br>13,988 sq. ft.   |
| 4th - 7th FLOOR                                     | 4 x 1,525.1 sq. m.<br>4 x 16,416 sq. ft.<br>6,100.4 sq. m.<br>65,664 sq. ft. |
| 8th - 9th FLOOR                                     | 2 x 1,442.4 sq. m.<br>2 x 15,528 sq. ft.<br>3,105.2 sq. m.<br>33,412 sq. ft. |
| 10th FLOOR  | 636.9 sq. m.<br>6,856 sq. ft.  |
| 11th - 20th FLOOR - TOWER                           | 10 x 780.2 sq. m.<br>10 x 8,398 sq. ft.<br>7,802.0 sq. m.<br>83,980 sq. ft.  |
| MECHANICAL PENTHOUSE                                | 0.0 sq. m.<br>0.0 sq. ft.  |
| TOTAL AREA  | 19,124.5 sq. m.<br>205,854 sq. ft.   |
| TOWER FOOTPRINT AREA                                | 946.5 sq. m.<br>10,188 sq. ft.   |

### CAR PARKING

REQUIRED BY ZONING BY-LAW

|                   |   |    |
|-------------------|---|----|
| RESIDENCE         | - NON REQUIRED                                    | 0  |
| VISITOR           | - 0.1 PER DWELLING UNIT (AFTER 12 UNITS) (MAX 30) | 28 |
| COMMERCIAL RETAIL | - NON REQUIRED                                    | 0  |
| TOTAL             |   | 28 |

PROVIDED

|                   |                 |     |
|-------------------|-----------------|-----|
| RESIDENCE         | - 0.53 PER UNIT | 152 |
| VISITOR           | - 0.10 PER UNIT | 28  |
| COMMERCIAL RETAIL |                 | 0   |
| TOTAL             |                 | 180 |

### BICYCLE PARKING

REQUIRED

|                   |                                       |     |
|-------------------|---------------------------------------|-----|
| RESIDENCE         | - 0.5 PER UNIT (200 UNITS)            | 145 |
| COMMERCIAL RETAIL | - 1.0 PER 250m <sup>2</sup> OF G.F.A. | 2   |
| TOTAL             |                                       | 147 |

PROVIDED

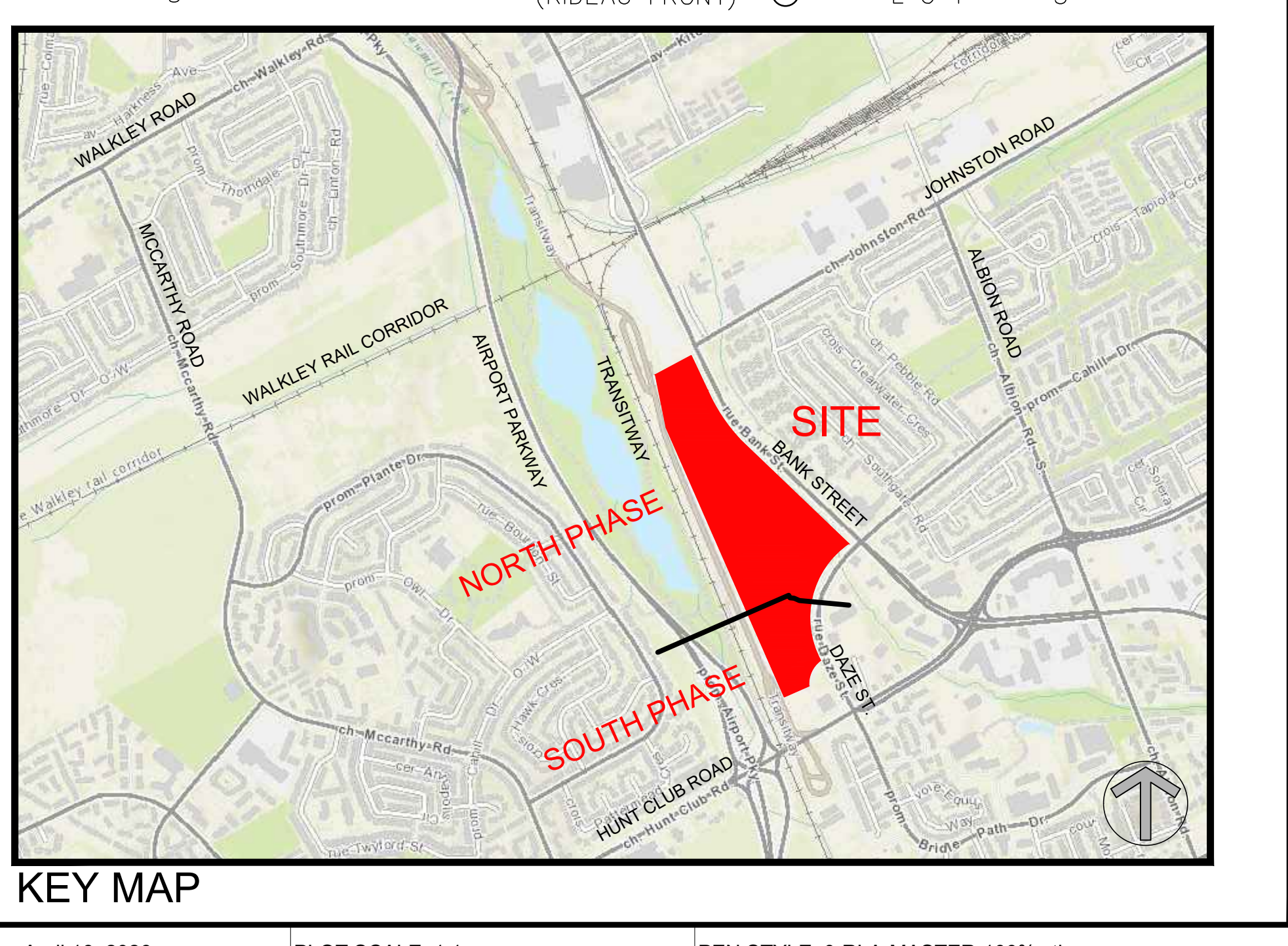
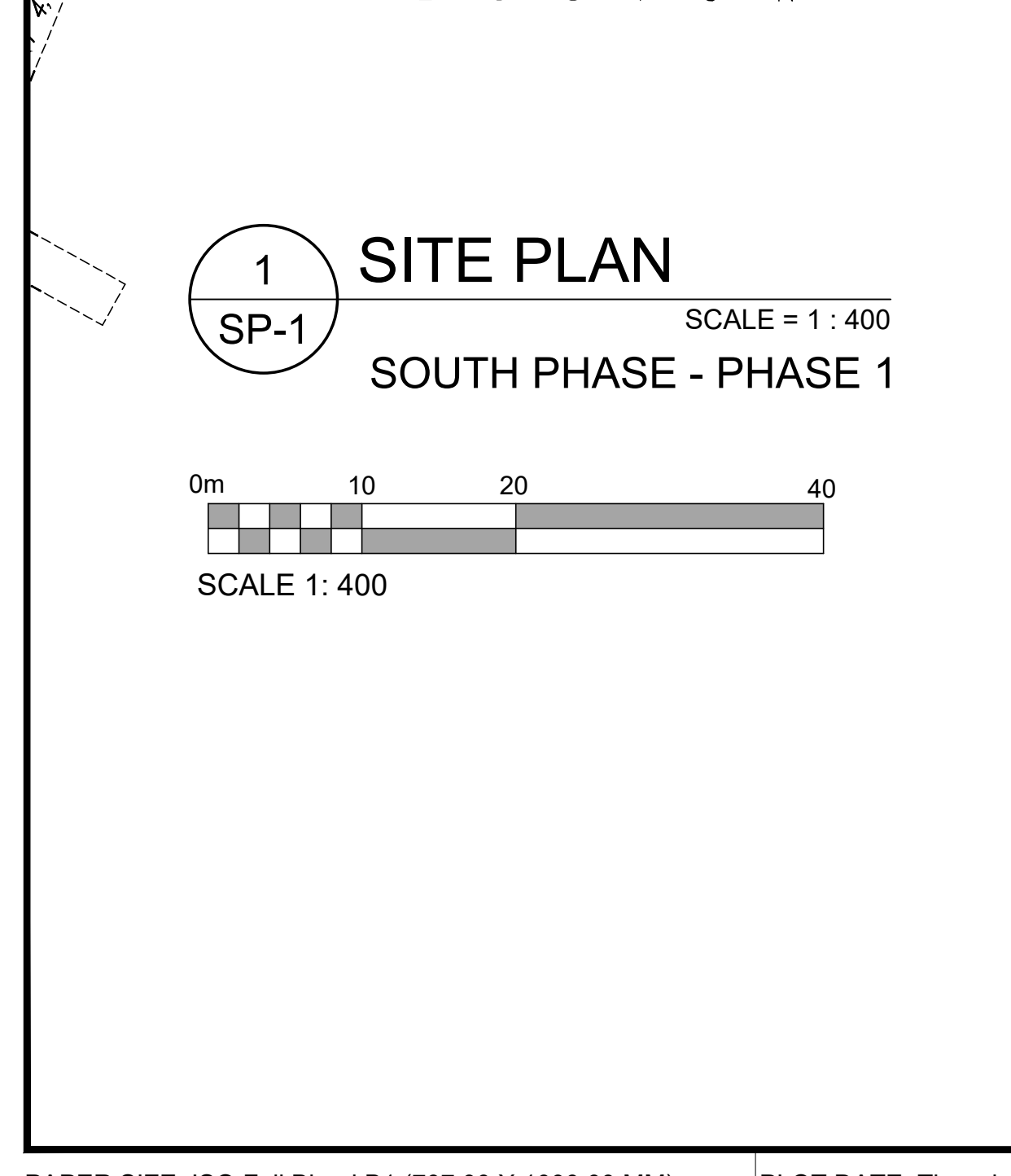
|                         |     |
|-------------------------|-----|
| EXTERIOR PARKING GARAGE | 290 |
| TOTAL                   | 300 |

### AMENITY SPACE

|   |   |                |
|---|---|----------------|
| GROUND FLOOR COMMUNAL INTERIOR              | = | 525.0 sq. m.   |
| 3rd FLOOR COMMUNAL INTERIOR                 | = | 247.0 sq. m.   |
| 3rd FLOOR COMMUNAL TERRACE                  | = | 1,300.0 sq. m. |
| 10th FLOOR COMMUNAL INTERIOR                | = | 140.0 sq. m.   |
| 10th FLOOR COMMUNAL TERRACE                 | = | 180.0 sq. m.   |
| 3rd FLOOR PRIVATE DECKS                     | = | 420.0 sq. m.   |
| PRIVATE BALCONIES                           | = | 600.0 sq. m.   |
| TOTAL                                       |   | 3,412.0 sq. m. |
| REQUIRED - 6.0M <sup>2</sup> PER UNIT (200) |   | 1,740.0 sq. m. |
| REQUIRED COMMUNAL @ 50%                     |   | 870.0 sq. m.   |

### LOT COVERAGE (SOUTH PHASE)

|                      |   |                 |        |
|----------------------|---|-----------------|--------|
| PAVED SURFACE        | = | 12,699.0 sq. m. | 38.82% |
| BUILDING FOOTPRINT   | = | 8,212.0 sq. m.  | 25.10% |
| LANDSCAPE OPEN SPACE | = | 6,508.0 sq. m.  | 19.90% |
| TRANSIT PLAZA        | = | 5,294.0 sq. m.  | 16.18% |
| TOTAL                |   | 32,713.0 sq. m. | 100.0% |



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**LEGAL DESCRIPTION**  
 TOPOGRAPHIC SKETCH OF  
 ALL OF BLOCK 2, PART OF BLOCK 1  
 REGISTERED PLAN 4M-944  
 AND  
 PART OF LOT 5 (RIDEAU FRONT)  
 (GEOMETRIC TOWNSHIP OF GLOUCESTER)  
 CITY OF OTTAWA

**URBAN PLANNER**  
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### SITE PLAN SYMBOLS:

- SOFT LANDSCAPE
- TRANSIT PLAZA
- CONCRETE SIDEWALK
- PAVERS @ TERRACE LEVEL
- PROPERTY LINE
- BUILDING SETBACK LINE
- FENCE LINE
- BIKE RACK
- ENTRANCE / EXIT DOOR
- COMMERCIAL / EXIT DOOR
- FIRE HYDRANT
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- SIAMSESE CONNECTION

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN