



### PROJECT INFORMATION

ZONING: TM(2363) 3-965-h  
 SITE AREA: 12,165.45 sq m  
 PHASE 1 AREA: 6,150.19 sq m  
 PHASE 2 AREA: 6,015.26 sq m

### BUILDING STATISTICS

BUILDING HEIGHT - Building 'A'	8 STOREYS - 29.0 m
BUILDING HEIGHT - Tower 'B1'	37 STOREYS - 116.0 m
BUILDING HEIGHT - Tower 'B2'	28 STOREYS - 89.0 m
BUILDING HEIGHT - Tower 'B3'	16 STOREYS - 53.0 m
PROPOSED FSI	55,824.0 sq m / 600,884 sq ft

### GROSS BUILDING - AREAS

BUILDING 'A'	2,516.6 sq m
TOWER 'B1'	24,146.4 sq m
TOWER 'B2'	19,197.8 sq m
TOWER 'B3'	10,045.7 sq m
TOTAL AREA	55,966.5 sq m

### UNIT STATISTICS

BUILDING 'A'	1 BEDROOM UNITS = 22
TOWER 'B1'	1 BEDROOM UNITS = 269
TOWER 'B2'	1 BEDROOM UNITS = 7
TOWER 'B3'	1 BEDROOM UNITS = 6
TOTAL UNITS	917

### AMENITY AREA

REQUIRED (917 UNITS X 6 m²) = 5,502 sq. m.  
 REQUIRED COMMUNAL @ 50% = 2,751 sq. m.

### PROVIDED

INDOOR AMENITY AREA (COMMUNAL)	1,024.5 sq m
OUTDOOR AMENITY AREA (COMMUNAL - LANDSCAPED COURTYARDS)	2,442.6 sq m
PRIVATE OUTDOOR AMENITY AREA (PRIVATE BALCONIES, PATIOS)	2,129.2 sq m
TOTAL	5,796.3 sq m

### LOT COVERAGE

DRIVEWAYS & PARKING	2,054.05 sq. m. 16.81%
PAVED SURFACE	1,796.2 sq. m. 14.82%
BUILDINGS' FOOTPRINT	3,079.44 sq. m. 25.32%
LANDSCAPE OPEN SPACE	3,852.25 sq. m. 31.15%
PARK LAND SPACE	685.69 sq. m. 5.64%
POPS SPACE	542.58 sq. m. 4.46%
TOTAL	12,367.83 sq. m. 100.00%

### DRAWING NOTES:

- PROPERTY LINE
- PROPOSED ROAD WIDENING
- OUTLINE OF TOWER
- LINE OF TOWER BALCONIES ABOVE
- LINE OF PARKING GARAGE BELOW
- HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN
- EXTERIOR ROOF TOP AMENITY SPACE
- BIKE RACKS, SEE LANDSCAPE PLAN FOR TYPE
- SIAMSESE CONNECTION
- PARKING GARAGE INTAKE / EXHAUST GRILL
- 2.6 X 5.2m STANDARD PARKING SPACES
- DRIVEWAY WITH 150mm BARRIER CURB
- FIRE HYDRANT
- SOFT LANDSCAPING
- 2.0m WIDE CONCRETE SIDEWALK
- EXTERIOR PATIO (COMMERCIAL / COMMUNAL)
- BELOW GRADE CISTERN
- CITY SIDEWALK INSTALL SUMMER OF 2021
- RAISED PLANTER
- PHASING LINE
- HARD SURFACE WALKING SURFACE
- AT GRADE PRIVATE PATIOS WITH PRIVACY SCREENS
- 6.0M WIDE FIRE ROUTE
- EXISTING CHAIN LINK FENCE
- EXISTING SOFT LANDSCAPED BOULEVARD
- ALTER EXISTING TREE AS SHOWN
- PARKING GRADE EXIT STAIR
- PROPOSED BUILDING SERVICES, SEE CIVIL
- 2.1m HT. SOLID WOOD FENCE
- GAS PRESSURE RELEASE STATION
- ELECTRIC VEHICLE CHARGING STATION
- ACCESSIBLE PARKING SPACE
- DEPRESSED CURB - TWIS AS SHOWN
- CYCLE REPAIR STATION
- DEPRESSED CURB AND CONTINUOUS SIDEWALK TO CITY STANDARDS, SEE CIVIL
- 2.5m SURFACE EASEMENT
- PROPOSED CITY BOULEVARD - CYCLE TRACK / WARNING STRIP / SIDEWALK

### CAR PARKING

RESIDENTS	0.5 PER UNIT (W/ 12 PER BUILDING)	435
VISITORS	0.1 PER UNIT (W/ 12 PER BUILDING)	87
COMMERCIAL AREA (RESTAURANT)	NOT REQUIRED	0
TOTAL		522

### PROVIDED

RESIDENTS	0.80 PER UNIT (917 UNITS)	732
VISITORS	0.1 PER UNIT (W/ 12 PER BUILDING)	87
TOTAL		819

### LOCATION

SURFACE PARKING SPACES	20
LEVEL P1 PARKING SPACES	243
LEVEL P2 PARKING SPACES	233
LEVEL P3 PARKING SPACES	230
LEVEL P4 PARKING SPACES	93
TOTAL	819

### BICYCLE PARKING

RESIDENTS	0.5 PER UNIT (915 UNITS)	458
COMMERCIAL AREA @ 1.0 PER 250m² OF G.F.A.		1
TOTAL		459

### PROVIDED

EXTERIOR U/G PARKING LEVEL P1 FOR - PHASE 1	36	
U/G PARKING LEVEL P1 FOR - PHASE 2	465	
TOTAL	0.95 PER UNIT (915 UNITS)	911

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.

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### NOTATION SYMBOLS:

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.

INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON AR100 SERIES.

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON AR100 SERIES.

DETAIL NUMBER

TITLE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

**1 SITE PLAN - OVERALL**  
 SP-2  
 SCALE = 1 : 300

<b>PROJECT DEVELOPER</b> <b>Manor Park Management</b> 231 Britania Drive, Suite D Ottawa, ON Canada, K1K 0R8 E-Mail: isa@manorparkcap.com	<b>PROJECT MANAGER</b> <b>Renfro Land Management</b> 371A Richmond Rd. Unit 2, Ottawa, ON K2L 1Y3 Tel: (613) 883-6124 E-Mail: davidrenfro@outlook.com	<b>LEGAL DESCRIPTION</b> TOPOGRAPHIC SURVEY OF LOT 5 AND PART OF LOTS 6 AND 7 BLOCK 2 REGISTERED PLAN 29 AND LOT 88 AND PART OF LOTS 40 & 41 REGISTERED PLAN 49 CITY OF OTTAWA
<b>SURVEYOR</b> <b>FAIRHALL, MOFFATT &amp; WOODLAND LIMITED</b> 100-600 TERRY FOX DRIVE KANATA, ONTARIO K2L 4B6 Tel: (613) 591-2580 Fax: (613) 591-1495 Email:	<b>GEOTECHNICAL ENGINEER</b> <b>paterson group</b> 154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: 613.226-7381 Email: DGilbert@Patersongroup.ca	<b>URBAN PLANNER</b> <b>FoTenn Consultants Inc.</b> 396 Cooper Street, Unit 300 Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: posen@fotenn.com
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### SITE PLAN SYMBOLS:

[Symbol]	SOFT LANDSCAPE
[Symbol]	PEDESTRIAN WALKING SURFACE
[Symbol]	DRIVING / PARKING AREA
[Symbol]	CONCRETE SIDEWALK
[Symbol]	CONCRETE DRIVEWAY / RAMP
[Symbol]	UNDEVELOPED AREA
[Symbol]	PARKLAND DEDICATION
[Symbol]	PROPERTY LINE
[Symbol]	FENCE LINE
[Symbol]	BIKE RACK
[Symbol]	ENTRANCE / EXIT DOOR
[Symbol]	COMMERCIAL / EXIT DOOR
[Symbol]	FIRE HYDRANT
[Symbol]	VEHICULAR DIRECTION
[Symbol]	EXISTING TREE TO REMAIN
[Symbol]	SIAMSESE CONNECTION

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN