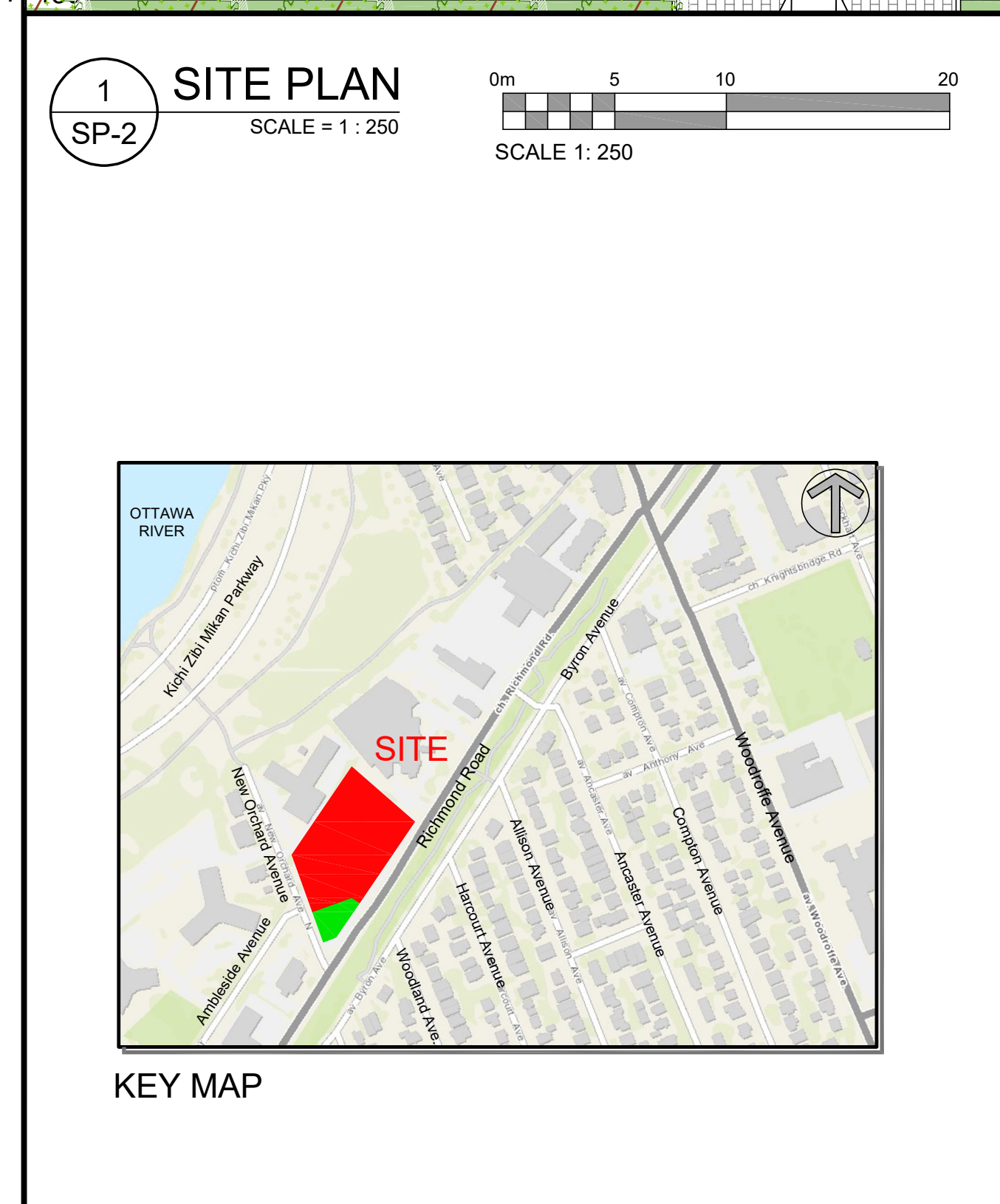


BUILDING STATISTICS		
<b>GROSS BUILDING - AREA PHASE 1 - TOWER 'A'</b>		
(CITY OF OTTAWA'S DEFINITION)	0.0 sq. m.	
P2 PARKING LEVEL	0.0 sq. m.	
P2 PARKING LEVEL	0.0 sq. m.	
GROUND FLOOR	711.5 sq. m.	
2nd FLOOR	7,859 sq. m.	
3rd FLOOR	1,277.3 sq. m.	
4th FLOOR - AMENITY LEVEL	0.0 sq. m.	
5th - 14th FLOOR	10 x 608.82 sq. m. = 6,088.2 sq. m.	
15th - 35th FLOOR	21 x 608.82 sq. m. = 12,784.2 sq. m.	
36th FLOOR	626.8 sq. m.	
AMENITY / MECHANICAL PENTHOUSE	0.0 sq. m.	
TOTAL AREA	22,755.7 sq. m.	
TOWER FLOOR PLATE (AS DEFINED IN ZONING EXCEPTION 2484)	636.1 sq. m.	
TOWER BALCONY PROJECTIONS	6,847 sq. m.	
TOTAL BALCONY PROJECTIONS	79.0 sq. m.	
TOTAL BALCONY PROJECTIONS	850 sq. m.	
<b>UNIT STATISTICS</b>		
STUDIO UNIT	10.1% 43	
1 BEDROOM UNIT	40.7% 173	
1 BEDROOM + DEN UNIT	17.3% 70	
2 BEDROOM UNIT	18.1% 77	
2 BEDROOM + DEN UNIT	11.5% 49	
3 BEDROOM UNIT	1.2% 5	
TOWNHOUSE UNIT - 3 BEDROOM	0.9% 4	
TOTAL	100% 427	
RESIDENTIAL AREA	22,149.4 sq. m.	
COMMERCIAL AREA	238,414 sq. ft.	
CITY OF OTTAWA'S DEFINITION	502.5 sq. m.	
COMMERCIAL AREA	5,409 sq. ft.	
COMMERCIAL AREA (NON-RESIDABLE AREA DEFINITION - NOTED ON FLOOR PLAN)	523.8 sq. m.	
COMMERCIAL AREA	5,735 sq. ft.	
<b>CAR PARKING</b>		
<b>REQUIRED BY ZONING BY-LAW</b>		
RESIDENCE	- AREA 'Z' NONE REQUIRED 0	
VISITOR	- 0.1 PER DWELLING UNIT (MAX 30 PER BLDG.) 30	
COMMERCIAL	- AREA 'Z' NONE REQUIRED 0	
TOTAL	30	
<b>PROVIDED</b>		
RESIDENCE	- 0.447 PER UNIT 189	
VISITOR	- 0.071 PER UNIT 30	
COMMERCIAL	35	
TOTAL	254	
<b>LOCATION</b>		
P2 U/G PARKING LEVEL	133	
P1 U/G PARKING LEVEL	121	
EXTERIOR AT GRADE	0	
TOTAL	254	
<b>BICYCLE PARKING</b>		
<b>REQUIRED</b>		
RESIDENCE	- 0.5 PER UNIT 214	
COMMERCIAL	- 1.0 PER 250m² OF G.F.A. 3	
TOTAL	217	
<b>PROVIDED</b>		
RESIDENCE - INTERIOR	- 0.5 PER UNIT 294	
RESIDENCE - EXTERIOR	18	
COMMERCIAL - EXTERIOR	18	
TOTAL	322	
<b>REVISIONS:</b>		
No.	DESCRIPTION	DATE
1	ISSUED FOR PRE-CONSULT APPLICATION	Apr. 28, 24
2	ISSUED FOR OWNER REVIEW	Apr. 11, 24
3	ISSUED FOR PRE-CONSULT PHASE 1 - ADDITIONAL INFO. PACKAGE	June 10, 24
4	ISSUED FOR OWNER / CONSULTANT REVIEW	July 12, 24
5	ISSUED FOR UDR PRESENTATION	Aug. 02, 24
6	ISSUED FOR OWNER / CONSULTANT REVIEW	Aug. 28, 24
7	ISSUED FOR SPC APPLICATION	Sept. 03, 24
8	ISSUED FOR OWNER / CONSULTANT REVIEW	Sept. 24, 24
9	ISSUED FOR ROUND 1 COMMENT RESPONSE	Dec. 13, 24
10	ISSUED FOR ROUND 1 COMMENT RESPONSE	Jan. 22, 25
11	ISSUED FOR CONSULTANT REVIEW	Mar. 05, 25
12	ISSUED FOR CONSULTANT REVIEW	Mar. 24, 25
13	ISSUED FOR ROUND 2 COMMENT RESPONSE	Apr. 11, 25
14	ISSUED FOR ROUND 3 COMMENT RESPONSE	June 20, 25
15	BUILDING PERMIT COMMENT RESPONSE	July 15, 25
16	ISSUED FOR ROUND 4 COMMENT RESPONSE	Sept. 16, 25
17	ISSUED FOR BELOW GRADE PFC	Nov. 21, 25
18	ISSUED FOR AMENITY AREA	Feb. 09, 26
<b>CLIENT:</b>		
<b>FENGATE Asset Management</b>		
1047 Richmond Investment GP Inc.		
<b>ARCHITECT:</b>		
<b>rla/architecture</b>		
roderick lhaio architect inc.		
56 beech street, ottawa, ontario K1S 3J6		
t. 613.724.9932 f. 613.724.1209 rla@architecture.ca		
<b>PROJECT TITLE:</b>		
1047 RICHMOND ROAD		
<b>OTTAWA ONTARIO</b>		
<b>SHEET TITLE:</b>		
SITE PLAN		
<b>PHASE 1</b>		
<b>DRAWN:</b>		
R.V.	CHECKED	
R.V.	R.V.	
<b>SCALE:</b>		
1:250		
<b>SHEET No.</b>		
SP-1		
<b>PROJECT No.</b>		
2404		



<b>PROJECT DEVELOPER</b> <b>FENGATE Asset Management</b> 77 King Street West, Suite 3410 Toronto, ON M5K 1H1 Tel: (613) 546-3146 Cell: (416) 543-8005 E-Mail: Corina.Sajowski@fengate.com E-Mail: Lee.Marlowe@fengate.com	<b>LEGAL DESCRIPTION</b> TOPOGRAPHICAL PLAN OF SURVEY OF PART OF PIN 03970-0109 AND ALL OF PIN 03970-0105 <b>PART OF LOTS 24 AND 25 CONVESSION 1 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA</b> Surveyed by Amnis, O'Sullivan, Vollebek Ltd.
<b>URBAN PLANNER</b> <b>Fotenn Consulting</b> 396 Cooper Street Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 730-5709 E-Mail: dallarosa@fotenn.com E-Mail: simpson@fotenn.com	<b>LANDSCAPE ARCHITECT</b> <b>Studio TLA</b> 20 Champlain Boulevard, Suite 102 Toronto, ON M3H 2Z1. Tel: (416) 638-4911 E-Mail: lbitar@studiotla.ca
<b>CIVIL ENGINEER</b> <b>Egis Group</b> 115 Walgreen Road Ottawa, ON K0A 1L0 Tel: (613) 836-2184 Fax: (613) 836-3742 Email: Alison.GOSLING@egis-group.com	<b>TRANSPORTATION ENGINEER</b> <b>Parsons</b> 1223 Michael Street, Suite 100, Ottawa, ON K1J 7T2 Tel: (613) 601-1528 Cell: (343) 996-5362 Email: Austin.Shih@parsons.com
<b>WIND / SOUND ENGINEER</b> <b>Gradient Wind</b> 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 268-5273 E-Mail: joshua.foster@gradientwind.com	<b>GEOTECHNICAL ENGINEER</b> <b>Golder Associates Ltd.</b> 1931 Roberson Road Ottawa, Ontario K2H5B7 Tel: 613 592 9600 E-Mail:

<b>SITE PLAN SYMBOLS:</b>	<b>DRAWING NOTES:</b>
<ul style="list-style-type: none"> <li>SOFT LANDSCAPE PLANTING</li> <li>PARKLAND DEDICATION</li> <li>CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS</li> <li>PAVERS @ TERRACE LEVEL</li> <li>CONCRETE UNIT PAVERS ON DRIVEWAY</li> <li>CITY SIDEWALK</li> <li>BIKE RACK</li> <li>MAIN ENTRANCE DOOR</li> <li>COMMERCIAL / EXIT DOOR</li> <li>PROPOSED SITE LIGHTING</li> <li>VEHICULAR DIRECTION</li> <li>EXISTING TREE TO REMAIN</li> <li>EXISTING TREE TO BE REMOVED</li> <li>PROPOSED TREE</li> <li>SIAMISE CONNECTION</li> <li>FIRE HYDRANT</li> </ul>	<ol style="list-style-type: none"> <li>PROPERTY LINE</li> <li>BUILDING / TOWER SETBACK LINE</li> <li>OUTLINE OF TOWER</li> <li>LINE OF BALCONIES / CANOPY ABOVE</li> <li>LINE OF PARKING GARAGE BELOW</li> <li>ENTRANCE TO GARAGE RAMP</li> <li>ENTRANCE TO LOADING BAY</li> <li>TRENCH DRAIN</li> <li>RELOCATED EXISTING FIRE HYDRANT</li> <li>DEPRESSED STREET CURB &amp; SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY</li> <li>PROPOSED CITY ROAD AND BOULEVARD AS PER PHASE 2 CONFEDERATION LINE WORK</li> <li>CITY CURB, SIDEWALK &amp; GRASSED BOULEVARD</li> <li>BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE</li> <li>SIAMISE CONNECTION</li> <li>PRIVATE PATIO FOR GROUND FLOOR UNITS WITH PRIVACY RAILING, HT. VARIES</li> <li>INTAKE / EXHAUST GRATE</li> <li>GAS PRESSURE RELEASE STATION</li> <li>SOFT LANDSCAPING</li> <li>HARD SURFACE LANDSCAPED AREA</li> <li>RAISED PLANT BED, SEE LANDSCAPE</li> <li>EXISTING TREE TO BE REMOVED</li> <li>CISTERN WITH OVERFLOW / ACCESS MH</li> <li>EXTERIOR STEPS WITH HANDRAILS AS REQUIRED</li> <li>6.0 METRE WIDE FIRE ROUTE</li> <li>PROPOSED SERVICES, SEE CIVIL</li> <li>EXISTING TREE TO REMAIN</li> <li>EXISTING UTILITY / LIGHT POLE</li> <li>150mm HT. BARRIER CURB</li> </ol>

<b>PROJECT INFORMATION</b>		
Zoning By-law 2008-250 Consolidation TM2494 (H12)	SITE AREA	0.9 ha, 9,056.8 sq. m.
	PHASE 1 AREA	5,051.7 sq. m.
	PHASE 2 AREA	4,004.1 sq. m.
		43,100 sq. ft.
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
BUILDING HEIGHT - PODIUM	4 STOREY / 15.0m	3 STOREY / 11.0m
BUILDING HEIGHT - TOWER 'A' WEST	40 STOREY / 127.0m	37 STOREY / 113.0m
BUILDING HEIGHT - TOWER 'B' EAST - PHASE 2	38 STOREY / 121.0m	STOREY / 0.0m
GRADE (GEODEIC ELEVATION - ASL)	65.50m ASL	65.50m ASL
DENSITY - FSI	6.3 (57,355.2m²)	2.44 (22,149.4m²)
TOWER FLOOR PLATE - GFA	750.0m²	636.1m²
NON-RESIDENTIAL PUBLIC SPACE (POPS) MIN. 200.0m²	200.0m²	0.0m²
NON-RESIDENTIAL SPACE AT GRADE MIN. 1,000.0m²	1,000.0m²	502.5m²
FRONT, CORNER & INTERIOR YARD SETBACK (PODIUM)	5.0m	5.0m
FRONT YARD SETBACK (TOWER)	3.0m	4.5m
REAR & INTERIOR YARD SETBACK (TOWER)	22.0m	22.5m
INTERIOR YARD SETBACK (TOWER)	12.5m	n/a
CORNER SIDE YARD SETBACK (TOWER)	7.0m	7.0m
ABUTTING PARK SETBACK (TOWER)	6.5m	6.5m
TOWER SEPARATION (SAME LOT)	25.0m	52.0m
AMENITY AREA - TOTAL 6.0m² PER UNIT, 425 UNITS	2,562.0m²	4,413.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	1,281.0m²	1,813.0m²
VEHICLE PARKING - RESIDENTIAL - AREA 'Z' NOT REQUIRED	0	189
VEHICLE PARKING - VISITOR - 0.1 PER UNIT AFTER 12 UNITS (MAX. 30 PER BLDG.)	30	30
VEHICLE PARKING - COMMERCIAL - AREA 'Z' NOT REQUIRED	0	35
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	214	304
BICYCLE PARKING - COMMERCIAL - 1.0 PER 250m² GFA	3	18
ASIS & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m

<b>AMENITY SPACE</b>	
GROUND FLOOR COMMUNAL EXTERIOR	350.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR	200.0 sq. m.
4th FLOOR COMMUNAL INTERIOR	590.0 sq. m.
4th FLOOR COMMUNAL TERRACE	200.0 sq. m.
37th FLOOR COMMUNAL INTERIOR	265.0 sq. m.
PRIVATE BALCONIES	2,520.0 sq. m.
PRIVATE TERRACE	80.0 sq. m.
TOTAL	4,205.0 sq. m.
TOTAL COMMUNAL	1,805.0 sq. m.
REQUIRED - 6.0m² PER UNIT (427) =	2,552.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,281.0 sq. m.
<b>WASTE REQUIREMENT</b>	
GARBAGE - COMPACTED	- 0.053 PER UNIT 23 YARDS
RECYCLING GMP	- 0.016 PER UNIT 8 YARDS
RECYCLING FIBER	- 0.038 PER UNIT 16 YARDS
COMPOST	- 240L PER 50 UNITS 9
<b>LOT COVERAGE</b>	
PHASE 2 LANDS	4,004.1 sq. m. 44.22%
POPS (ALL IN PHASE 2)	0.0 sq. m. 0%
PAVED SURFACE	983.3 sq. m. 10.86%
TOWER 'A' FOOTPRINT	2,121.2 sq. m. 23.42%
LANDSCAPE OPEN SPACE	1,947.2 sq. m. 21.50%
TOTAL	9,055.8 sq. m. 100.0%
PARKLAND DEDICATION	1,012.0 sq. m.
NEW ORCHARD ROW	74.0 sq. m.
BUS STOP	48.2 sq. m.
TOTAL	1,134.2 sq. m.
TOTAL - PRE DEVELOPMENT AREA	10,190.0 sq. m.
PHASE 1 LANDS	5,051.7 sq. m.