

LEGEND

- ▶ PRINCIPLE BUILDING ENTRY
- ▾ SERVICE ENTRY
- PROPERTY LINE
- LINE OF PARKING GARAGE STRUCTURE BELOW
- APPROVED FIRE ROUTE
- SURFACE PARKING
- ▴ PARKING GARAGE EXITING EGRESS
- ▭ HARD LANDSCAPE
- ▭ SOFT LANDSCAPE
- STADIUM CONTROL FENCE/BARRIER RAILING LOCATION
- ☒ GARAGE VENTILATION SHAFT LOCATION AT ROOF SLAB (REFER TO LANDSCAPE PLAN FOR LOCATIONS AT FINISHED GRADE)

SITE NOTES

- ALL DIMENSIONS SHOWN IN METRES UNLESS NOTED OTHERWISE
- DIMENSIONS SHOWN ON THIS PLAN ARE FOR INFORMATION PURPOSES ONLY AREN SHALL NOT BE USED FOR CONSTRUCTION
- PATHWAYS ARE TO BE LAYED OUT AND VERIFIED ON SITE PRIOR TO CONSTRUCTION - ALL CURVES TO HAVE SMOOTH TRANSITIONS
- PARKING GARAGE FOOTPRINT SHOWN IN CONTEXT TO FINISHED GRADE ABOVE.

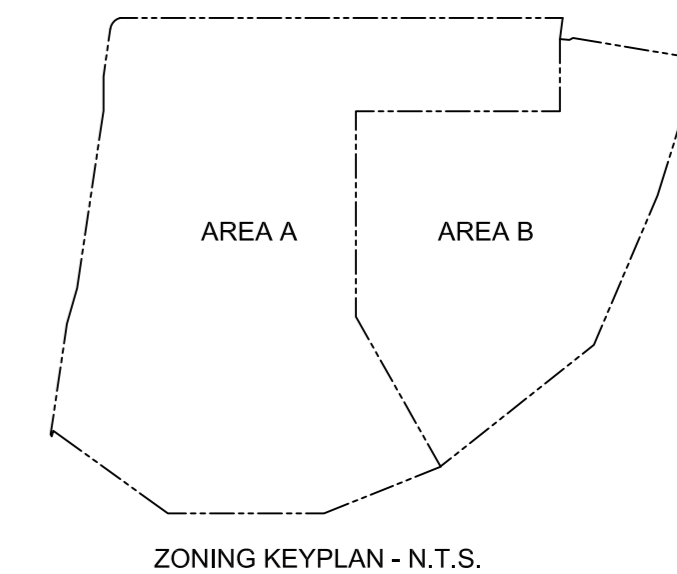
NOTES

SITE DATA
 ZONING - OMB APPROVED BY-LAW 2010-314
 AREA A L2C (33%) 250-h (STADIUM & MIXED USE AREA)
 AREA B O15 250 (URBAN PARK)

TOTAL SITE AREA: 156,379 sq.m/15.6ha

SURVEY INFORMATION FROM: FAIRHALL, MOFFATT, WOODLAND LIMITED ONTARIO LAND SURVEYORS.

PLAN SHOWING PART LANDSDOWNE PARK BEING PART OF REGISTERED PLAN N° 26085 PART OF REGISTERED PLAN N° 30307 PART OF REGISTERED PLAN N° 35722 AND PART OF LOTS T & K CONVESSION 'C' (RIDEAU FRONT) TOWNSHIP OF NEPEAN now CITY OF OTTAWA



BUILDING DATA

BUILDING	USE	CLASSIFICATION	HEIGHT (STOREYS)
BUILDING A	RESIDENTIAL*	GROUP 'C'	10
BUILDING B	RETAIL	GROUP 'E'	2
BUILDING C	RETAIL	GROUP 'E'	2
BUILDING D	RETAIL	GROUP 'E'	2
BUILDING G1	RETAIL	GROUP 'E'	2
BUILDING G2	RETAIL	GROUP 'E'	2
BUILDING H	SUPERMARKET/ RETAIL	GROUP 'E'	2
BUILDING I*	RETAIL*	GROUP 'E'	2
BUILDING J	OFFICE*	GROUP 'D'	8-9
STADIUM SALONS	RETAIL	GROUP 'E'	1
BUILDING K*	T.B.D.*	T.B.D.	4
BUILDING K*	RESIDENTIAL *	GROUP 'A-2'	12
ABERDEEN PAVILION	PUBLIC	GROUP 'E'	1
HORTICULTURE BUILDING*	PUBLIC	GROUP 'E'	2

*SUBJECT TO R.F.0. PROCESS

BUILDING	GLA L1 (m²)	GLA L2 (m²)	SOURCE
BUILDING A	1,584	1,836	PETROFF
BUILDING B	2,257	2,494	PETROFF
BUILDING C	1,529	5,610	PILLON
BUILDING D	817	937	PETROFF
BUILDING G1	1,487	1,444	PETROFF
BUILDING G2	273	---	PETROFF
BUILDING H	3,123	3602	PETROFF
BUILDING I*	1999*	---	T.B.D.
BUILDING J	1,068	---	CANNON
STADIUM SALONS	3,308	---	CANNON
BUILDING K*	T.B.D.	T.B.D.	T.B.D.
ABERDEEN PAVILION**	3515	---	PFS
HORTICULTURE BUILDING**	1116	220	PFS

TOTAL [L1+L2] 33,368sq.m [359,182 sq.ft]
 *FINAL GLA CALCULATIONS TO BE DETERMINED THROUGH R.F0. PROCESS
 ** PUBLIC USES NOT INCLUDED IN TOTAL GLA CALCULATIONS

CIRCULATION AND PARKING DATA

- TYP. DRIVING LANE WIDTH 3.5m
 - TYP. CENTRE DRIVING LANE WIDTH 2.25m
 - TYP. CORNER RADIUS 8.9m
 - TYP. SWEEP PATH ALLOWANCE 8.15m
 - TYP. GARAGE STALL SIZE 2.6x5.6m
 - MIN. GARAGE AISLE WIDTH 6.7m
 - TYP. PARALLEL STREET STALL 2.6x6.7m
- GARAGE PARKING COUNT: 1370
 SURFACE PARKING COUNT: 44

GENERAL NOTES:

- DETAILS PERTAINING TO LANDSCAPING, SITE GRADING, SLOPES, SERVICES AND STORM WATER MANAGEMENT AS REFLECTED ON THE FINAL LANDSCAPING AND ENGINEERING PLANS
 - VEHICULAR CIRCULATION ROUTES WITHIN MIXED USE AREA TO BE INTEGRATED INTO PUBLIC REALM DESIGN TO REFLECT A PEDESTRIAN PRIORITY PUBLIC REALM ENVIRONMENT
 - FIRE ROUTE TO BE CONSTRUCTED TO STANDARDS/MATERIALS TO MEET O.B.C. REQUIREMENTS TO SUPPORT LOADS IMPOSED BY FIRE EMERGENCY VEHICLES
 - ALL ELEMENTS AND FEATURES TO BE PROVIDED TO RESPOND TO GUIDELINES, DIRECTIONS AND STRATEGIES SET OUT IN THE GUIDELINES DOCUMENT SUCH AS BUT NOT LIMITED TO LEED REQUIREMENTS, SHOWCASE SUSTAINABILITY FEATURES, AND ACCESSIBILITY AS SET OUT IN THE CONDITIONS FOR THE SP APPROVAL WILL BE DEEMED AS APPROVED MODIFICATIONS TO THE SITE PLAN AND LANDSCAPE PLAN.
- BANK STREET**
- ROADWAY MODIFICATION DETAILS FOR BANK STREET RELATED TO MATTERS SUCH AS FINAL CURB ALIGNMENTS, CENTER MEDIANS, PEDESTRIAN CROSSING TREATMENTS, LOCATION OF BUS SHELTERS AND TRAFFIC SIGNALS ONCE REVIEWED AND APPROVED BY THE GM, PGM WILL BE DEEMED AS APPROVED MODIFICATIONS TO THE APPROVED SITE PLAN AND APPROVED LANDSCAPE PLAN
- O.H.T.**
- MODIFICATIONS REQUIRED BY THE O.H.T. FOR WORKS/BUILDING ENCRoachMENTS REQUIRING O.H.T. APPROVALS PURSUANT TO THE 1996 O.H.T. EASEMENT AGREEMENT AS SET OUT IN THE SITE PLAN AGREEMENT WILL BE DEEMED AS APPROVED MODIFICATIONS TO THE APPROVED SITE PLAN AND APPROVED LANDSCAPE PLAN
- NCC LANDS**
- MODIFICATIONS REQUIRED TO PROVIDE FOR INTEGRATION OF THE URBAN PARK WITH ANY MODIFICATIONS TO THE N.C.C. CORRIDOR LANDS ONCE THE FINAL PLANS FOR THE N.C.C. CORRIDOR LANDS ARE DETERMINED BY THE N.C.C. WILL BE DEEMED APPROVED MODIFICATIONS TO THE APPROVED SITE PLAN AND APPROVED LANDSCAPE PLAN
 - NO REVISIONS ARE PROPOSED TO THE LOCATIONS OF THE EXISTING ACCESS DRIVES FROM THE QED
- AIR RIGHTS DEVELOPMENT**
- AIR RIGHTS DEVELOPMENT DETAILS FOR THE FINAL FLOOR PLATE CONFIGURATIONS FOR BUILDING K AND THE HOLMWOOD AVE. LOW RISE RESIDENTIAL AND SITE DETAILS TO PROVIDE FOR INTEGRATION OF BUILDING K AND THE HOLMWOOD AVE. RESIDENTIAL WITH THE OVERALL DEVELOPMENT PROGRAM TO BE DETERMINED BY THE AIR RIGHTS DEVELOPERS AND ONCE APPROVED AS SET OUT IN THE SITE PLAN AGREEMENT WILL BE APPENDED AS APPROVED MODIFICATIONS TO THE APPROVED SITE PLAN
 - TOWER FOOTPRINTS FOR THE AIR RIGHTS ELEMENTS FOR BUILDING A AND I SUBJECT TO ADJUSTMENT AND ARTICULATION THROUGH THE LDRP AND UDRP ARCHITECTURAL DESIGN REVIEW AND APPROVAL PROCESS

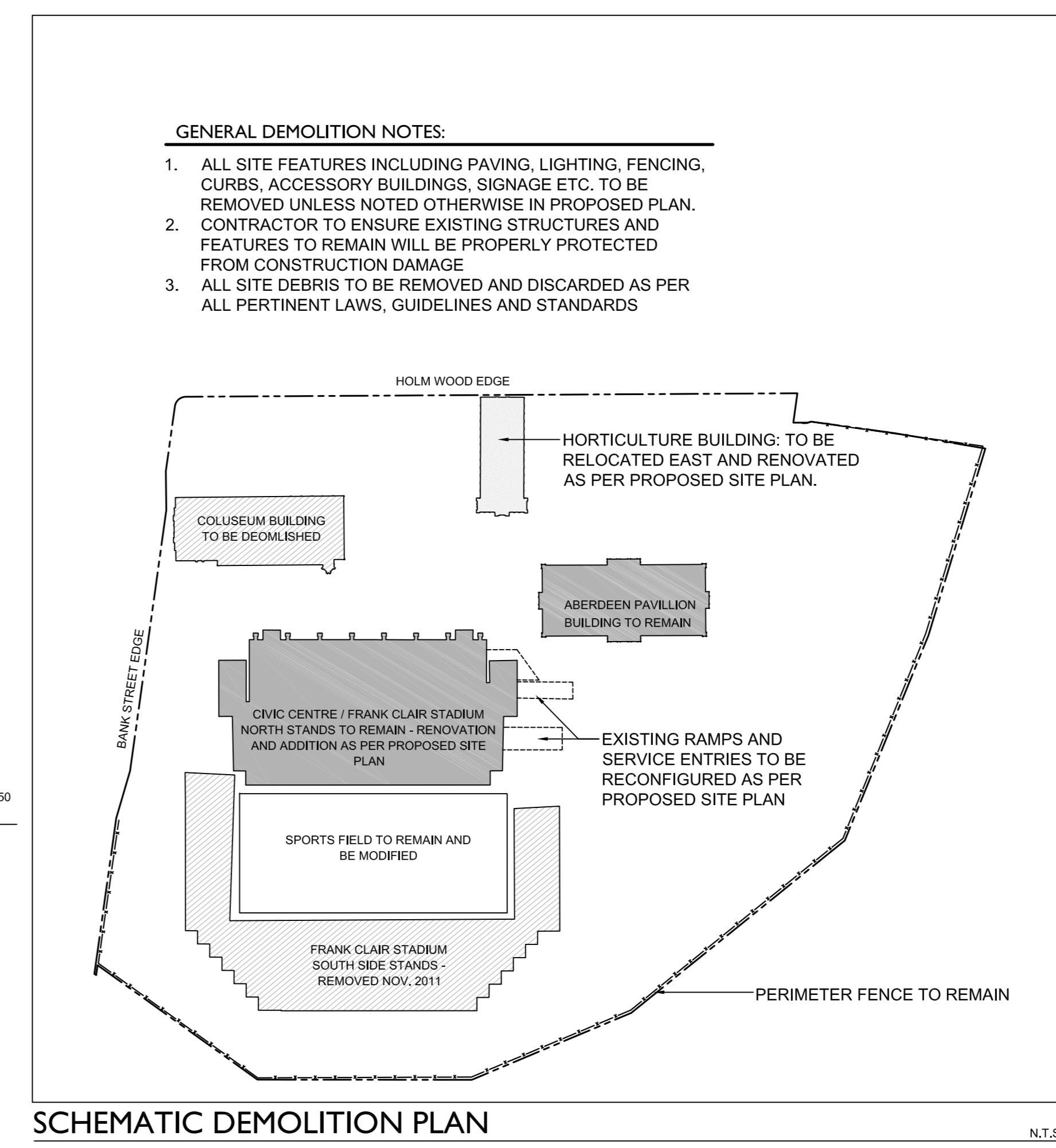
LDRP NOTES:

- AS PART OF THE STADIUM RENOVATION, THE POTENTIAL TO PROVIDE FOR A PEDESTRIAN CONNECTION THROUGH THE STADIUM FROM BANK STREET TO THE URBAN PARK THAT WOULD BE AVAILABLE FOR USE WHEN THERE ARE NO EVENTS OCCURRING WITHIN THE STADIUM COMPLEX SHALL BE PROVIDED WITH ANY REQUIRED ACCESS CONTROL BEING ADDRESSED THROUGH OPERATIONAL PLANS
- STADIUM ACCESS CONTROL POINTS PROVIDED WITHIN AREAS THAT ARE PART OF THE PUBLIC REALM AREA AROUND THE STADIUM COMPLEX SHALL BE PROVIDED THROUGH TEMPORARY MEANS (TEMPORARY TURNSTILES, FENCING) TO CONTROL ACCESS INTO THE STADIUM FOR STADIUM EVENTS.

INTEGRATED SITE PLAN

FILE DATA:

- FILE COMPILED BY CORUSH SUNDERLAND WRIGHT LTD. LANDSCAPE ARCHITECTS, OTTAWA
- COORDINATED SITE GEOMETRY PROVIDED BY STANTEC GEOMATICS, OTTAWA - DATED 2011-12-14
- ARCHITECTURAL BUILDING LOCATES PROVIDED BY PETROFF - DATED 2011-12-15
- BANK STREET ALIGNMENT AS PER DESIGN ALIGNMENT PROVIDED FOR COORDINATION BY CITY OF OTTAWA AND PRODUCED BY BEI ENGINEERING - DATED JUNE 2011
- DEMOLITION PLAN IS FROM COUNCIL APPROVED INTEGRATED SITE PLAN DATED 2010-11-22.
- FIRE ROUTE IS FROM OTTAWA FIRE SERVICES APPROVED PLAN - DATED 2011-11-18



CLIENT PARTNERSHIP

CONSULTANT TEAM

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ISSUED: 2012 JAN 04

REVISONS	No.	Date	Details	By
1	2010 NOV 10	Issued for Site Plan Approval Stage 1		
2	2011 JUNE 30	Issued for Site Plan Approval Stage 2		
3	2011 DEC 16	Issued for Review		
4	2012 JAN 04	Issued for Stage 2 SP Approval		

PROJECT

DRAWING TITLE

INTEGRATED SITE PLAN

DATE	AUG. 2011	DRAWING No.	
SCALE	1:750		
REVISION #	03		

A1.00