



FOTENN & WINDMILL

# ARLINGTON AND BELL AVENUE

OTTAWA | ONTARIO

07<sup>TH</sup> SEPTEMBER 2023 | 12 805

**NEUF** 

**FOTENN**  
Planning + Design

**windmill**

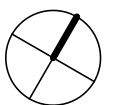
# PLANS

## SITE PLAN



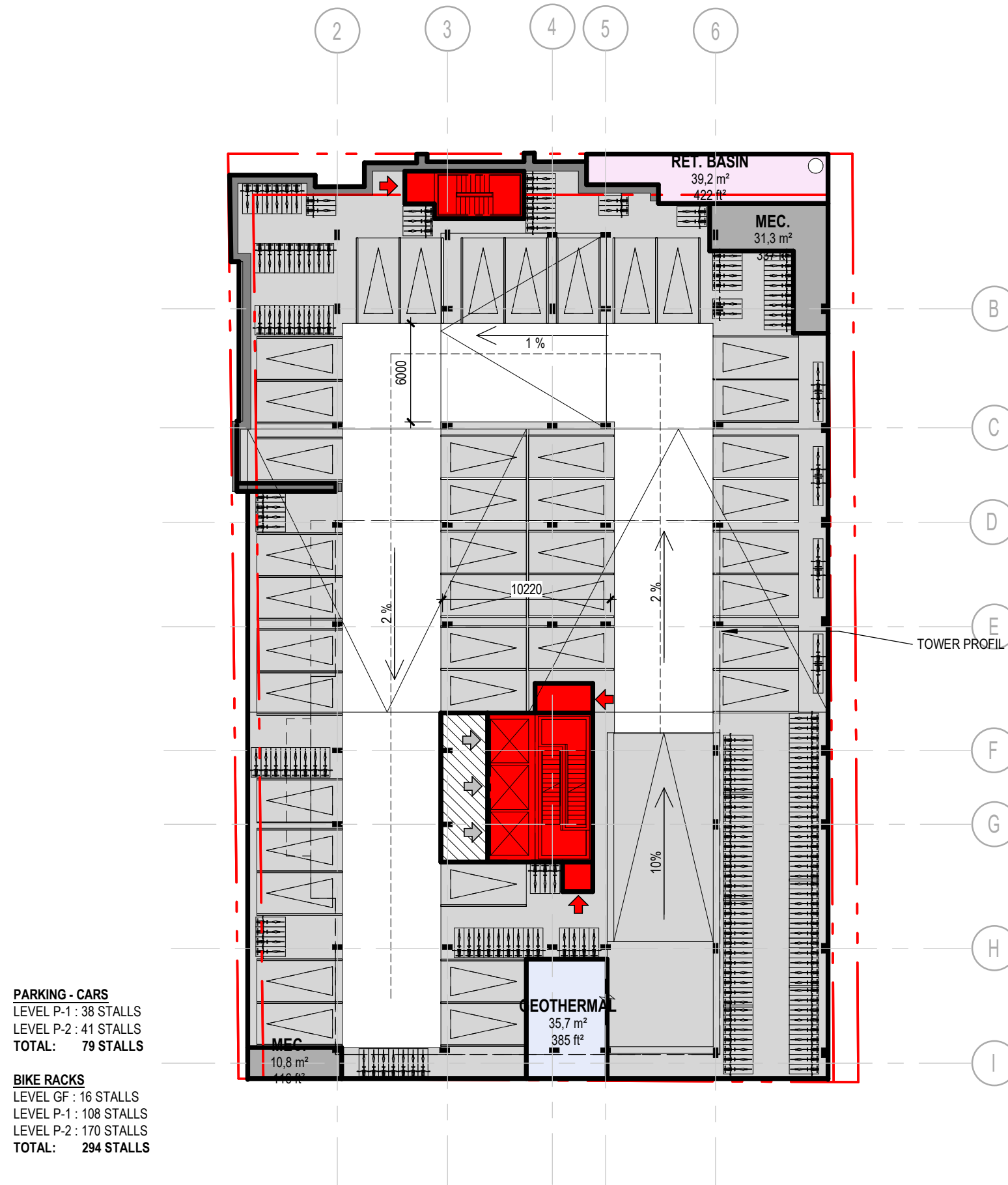
71

1:300



# PLANS

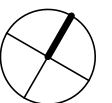
## BASEMENT P2



**PARKING - CARS**  
LEVEL P-1 : 38 STALLS  
LEVEL P-2 : 41 STALLS  
TOTAL: 79 STALLS

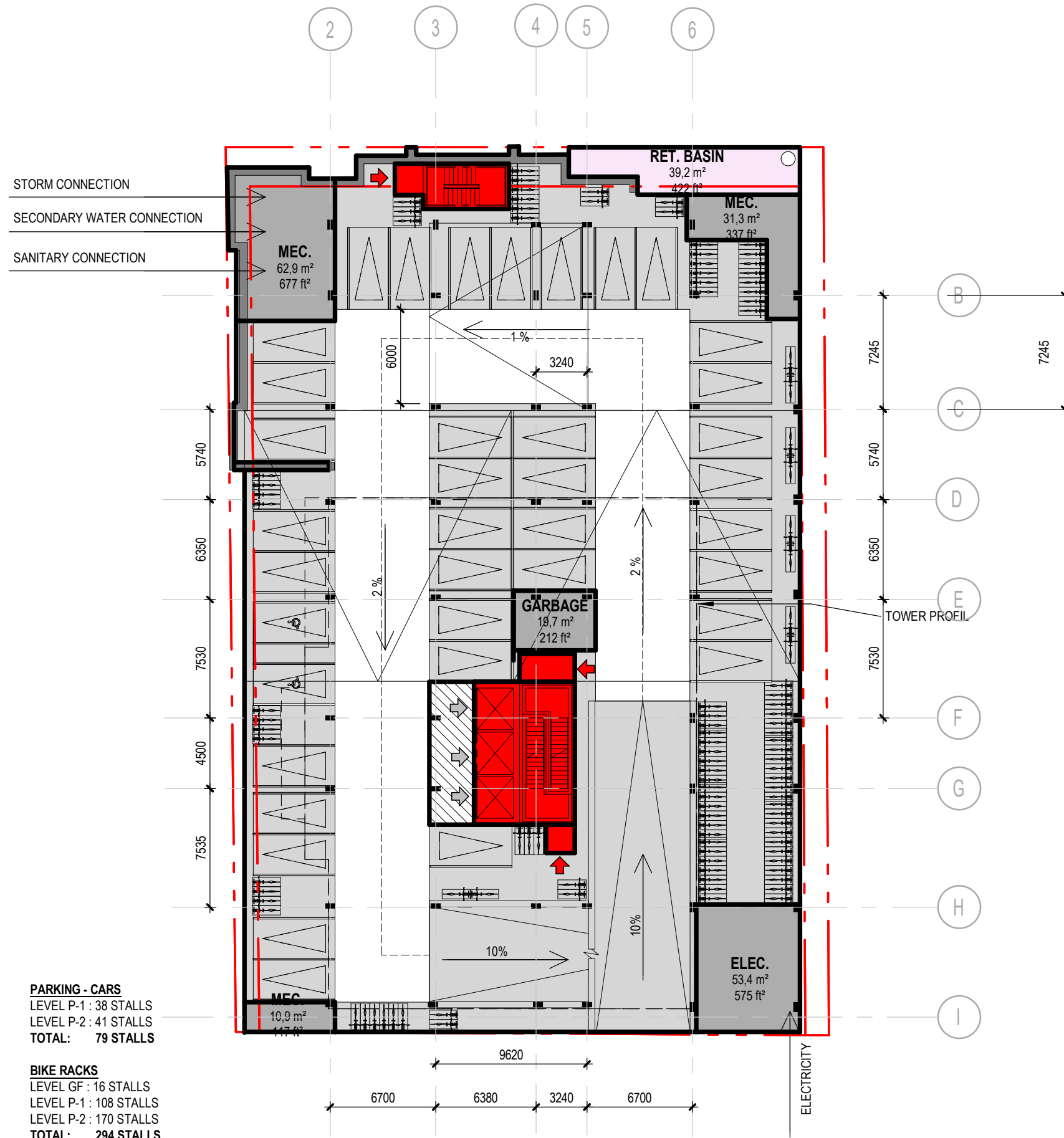
**BIKE RACKS**  
LEVEL GF : 16 STALLS  
LEVEL P-1 : 108 STALLS  
LEVEL P-2 : 170 STALLS  
TOTAL: 294 STALLS

1:300



# PLANS

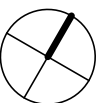
## BASEMENT P1



**PARKING - CARS**  
 LEVEL P-1 : 38 STALLS  
 LEVEL P-2 : 41 STALLS  
 TOTAL: 79 STALLS

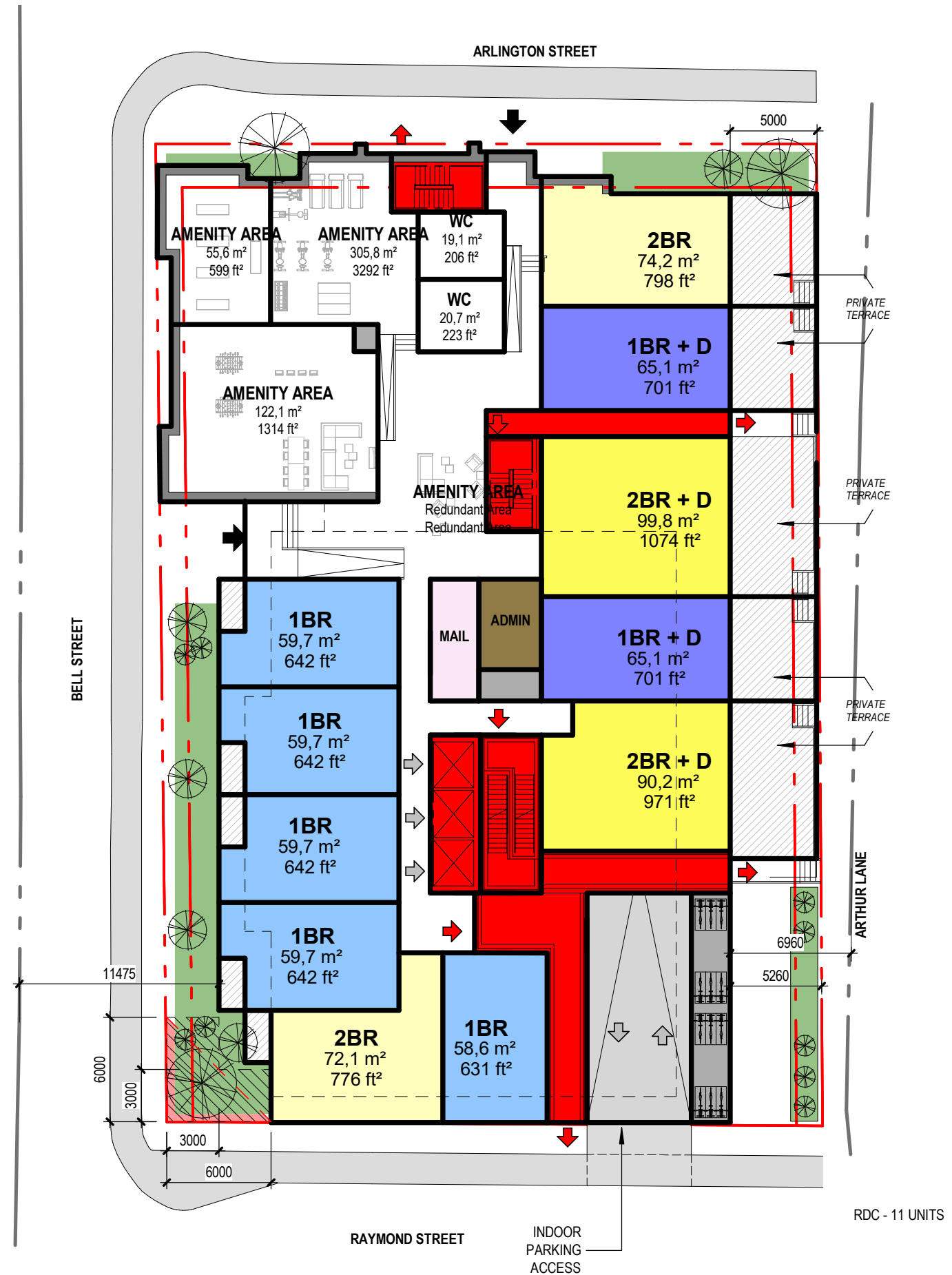
**BIKE RACKS**  
 LEVEL GF : 16 STALLS  
 LEVEL P-1 : 108 STALLS  
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 TOTAL: 294 STALLS

1:300



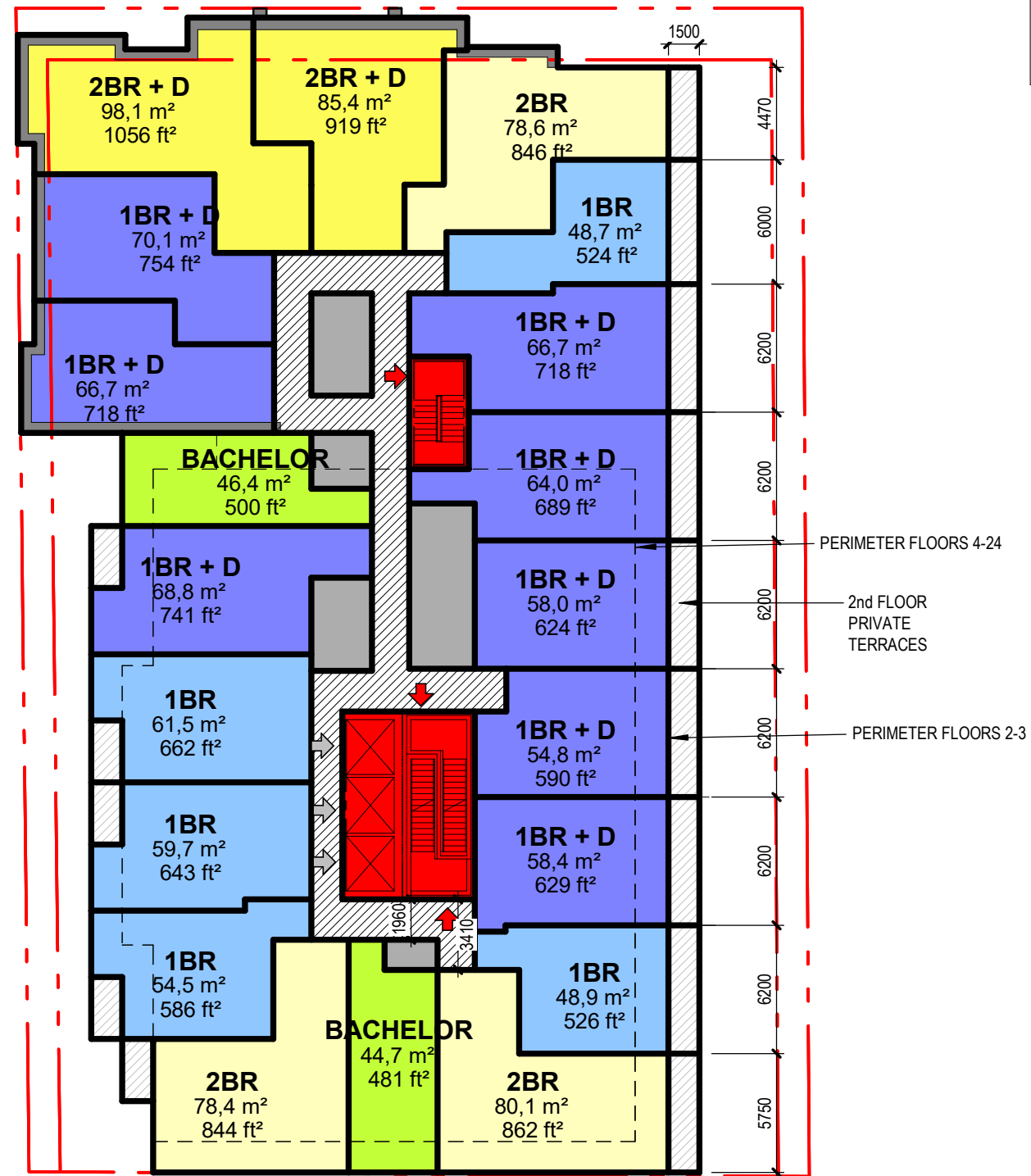
# PLANS

## GROUND FLOOR



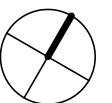
# PLANS

## LEVEL 2



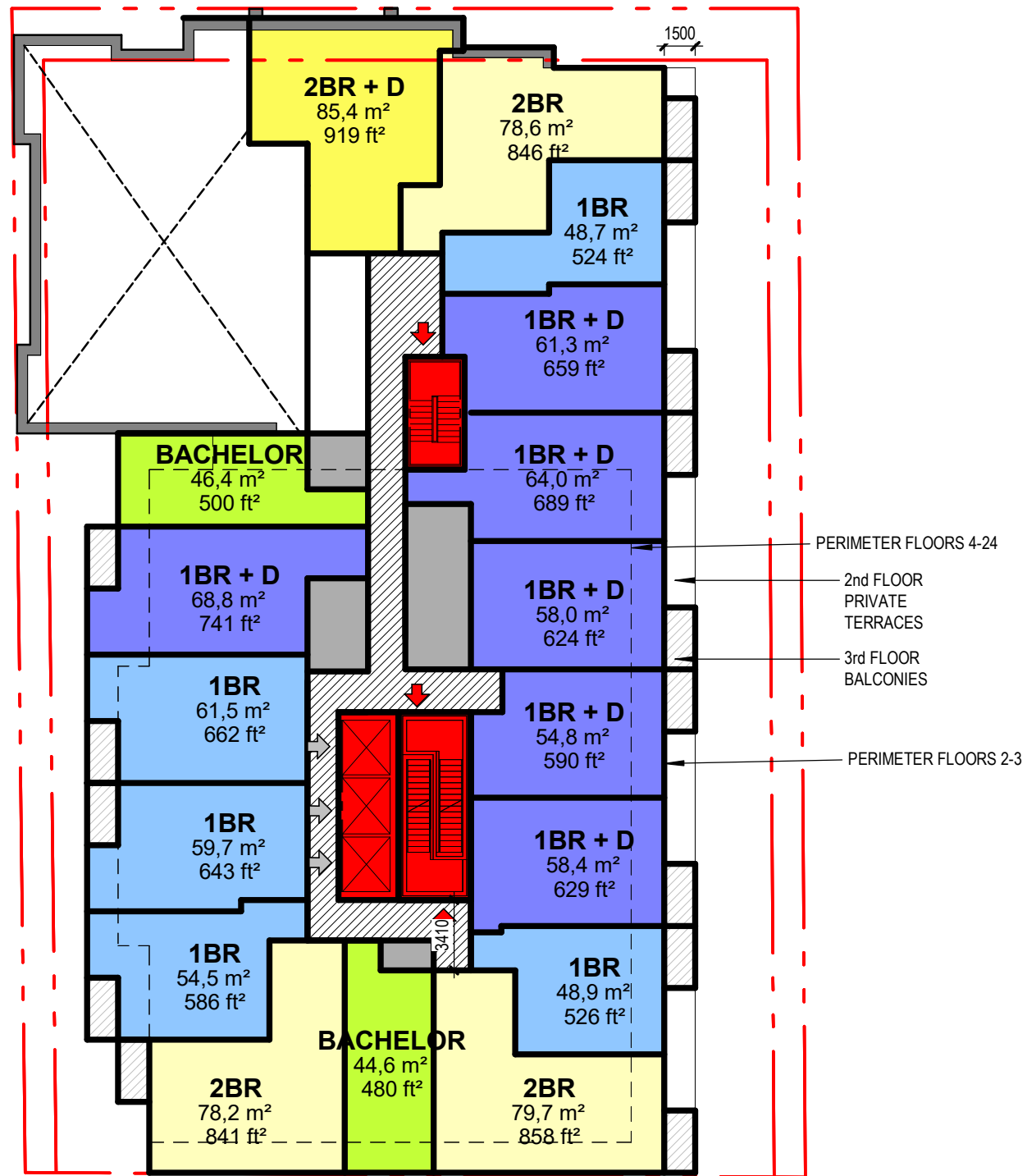
LEVEL 2 - 20 UNITS

1:300



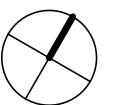
# PLANS

## LEVEL 3



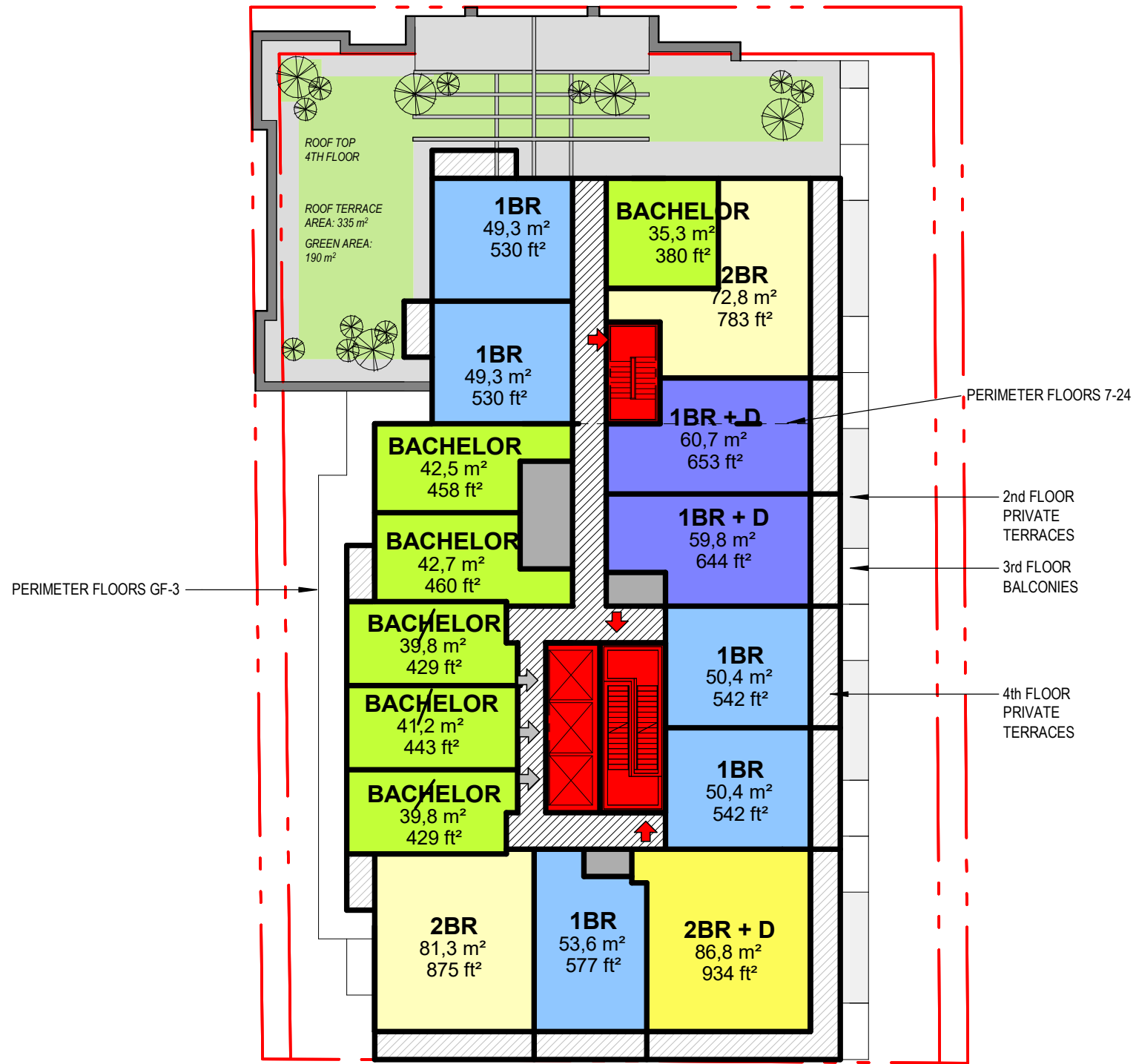
LEVEL 3 - 17 UNITS

1:300



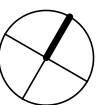
# PLANS

## LEVEL 4



LEVEL 4 - 16 UNITS

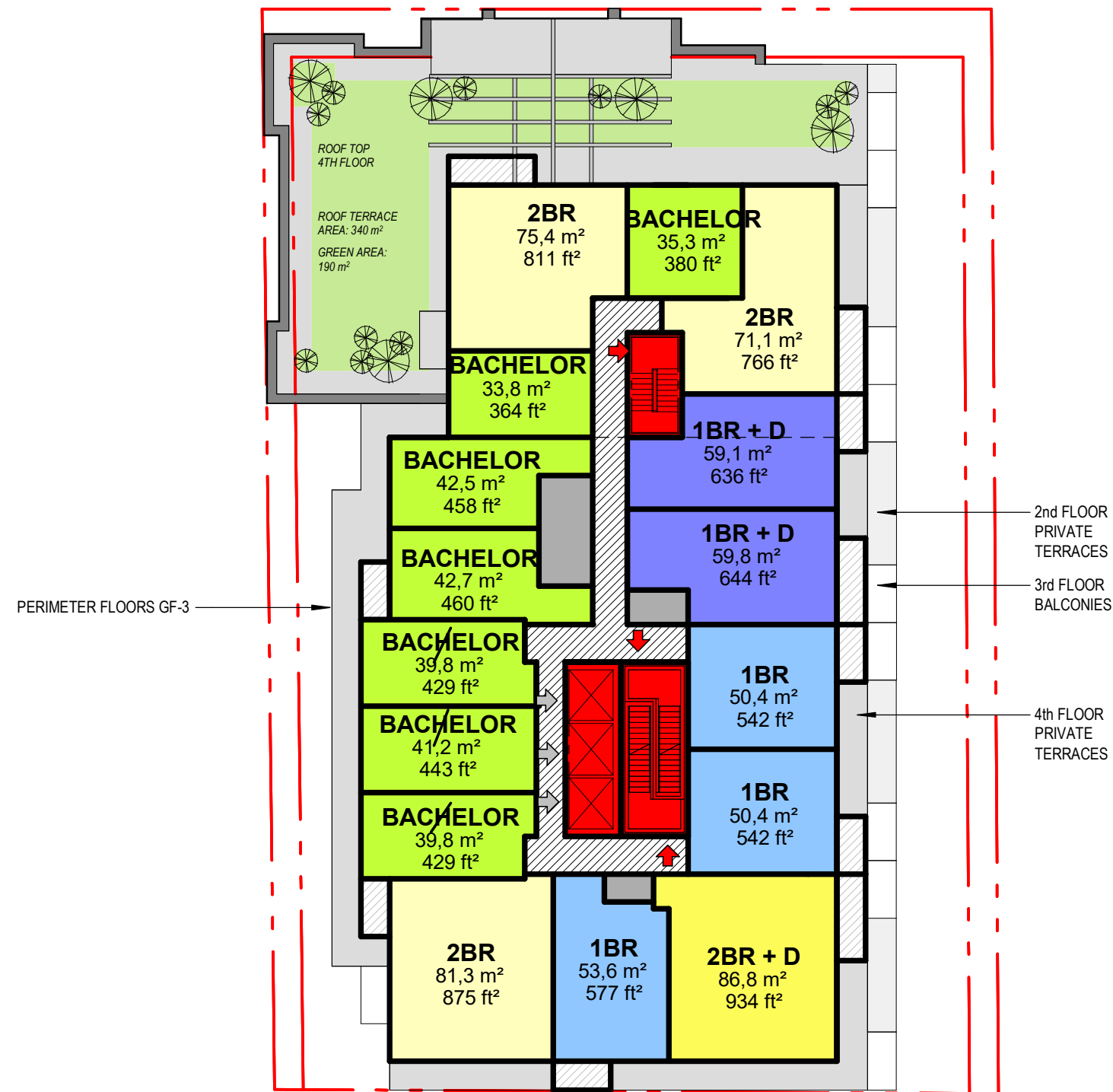
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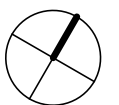
# PLANS

## LEVELS 5-6



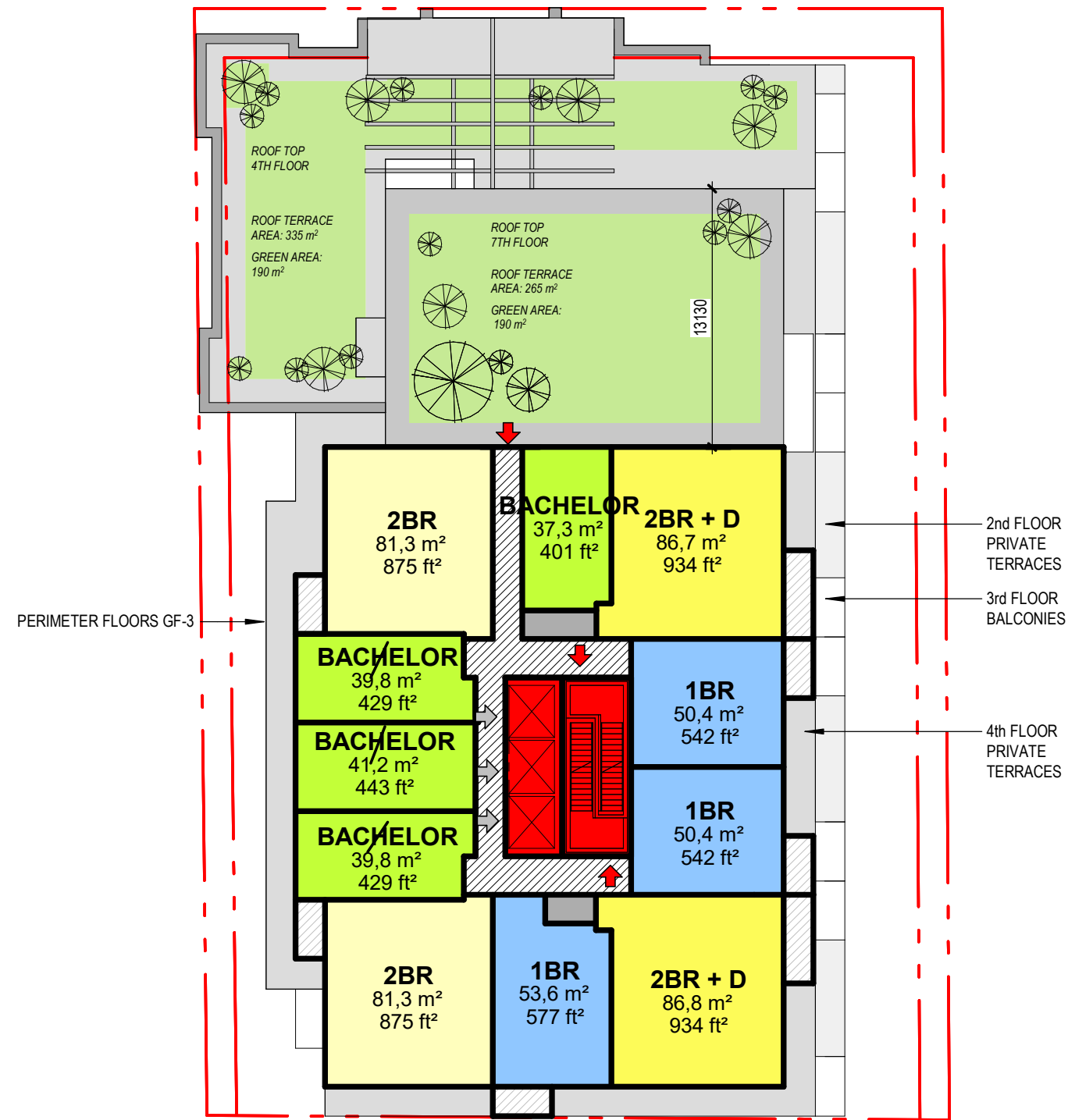
LEVELS 5-6 - 16 UNITS

1:300



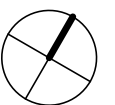
# PLANS

## LEVEL 7



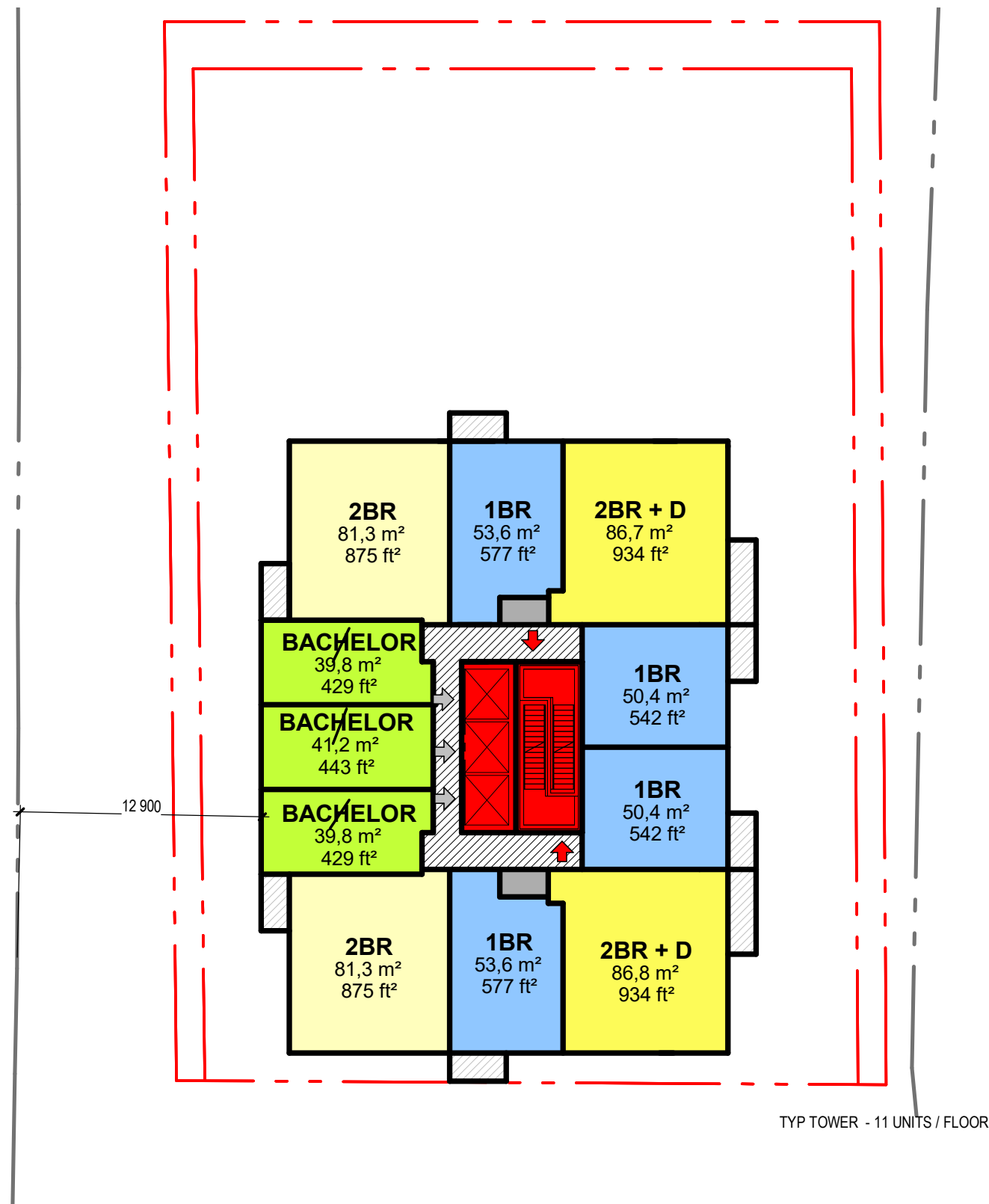
LEVEL 7 - 11 UNITS

1:300



# PLANS

## TYP TOWER

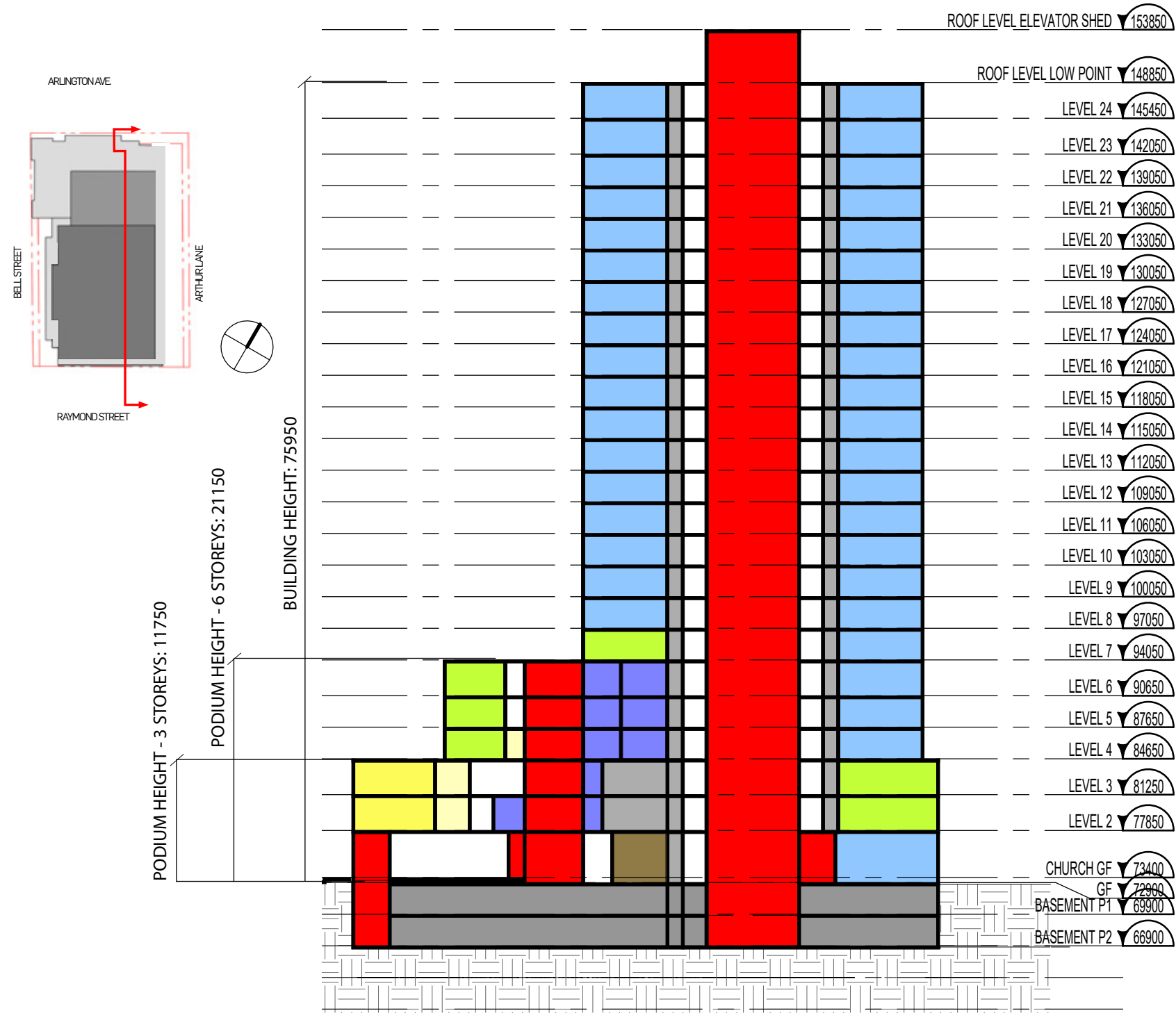


1:300



# SECTIONS

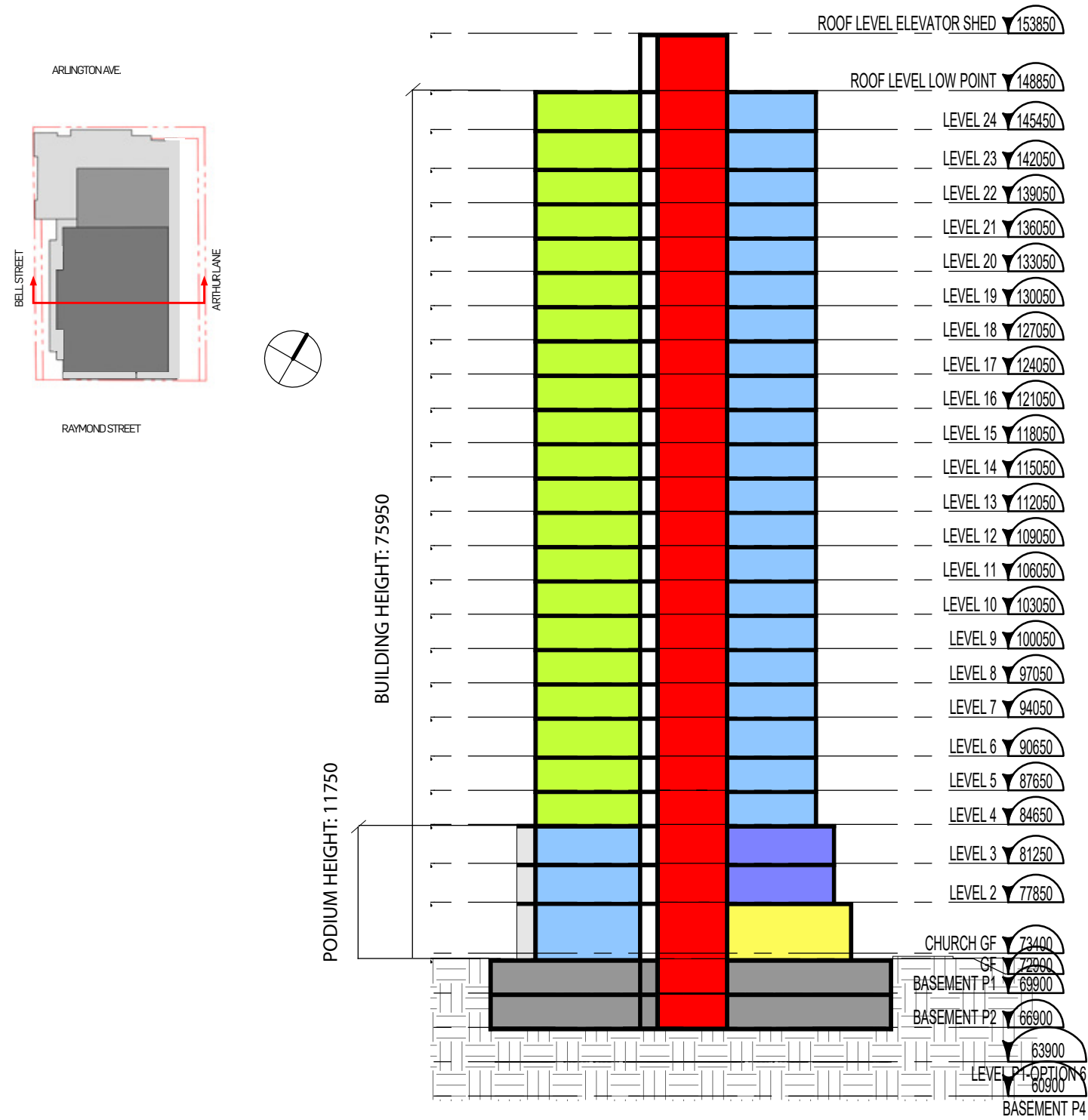
## ARLINGTON - RAYMOND



SCALE 1-500

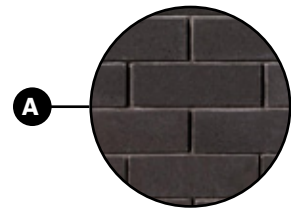
# SECTIONS

## BELL - ARTHUR

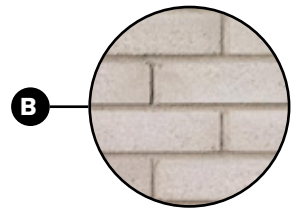


SCALE 1-500

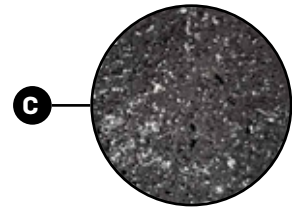
# BUILDING DESIGN - PRELIMINARY WEST&SOUTH ELEVATIONS



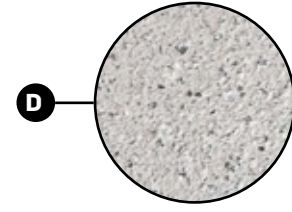
**A** Brick  
Black



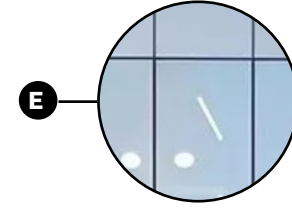
**B** Brick  
Light grey



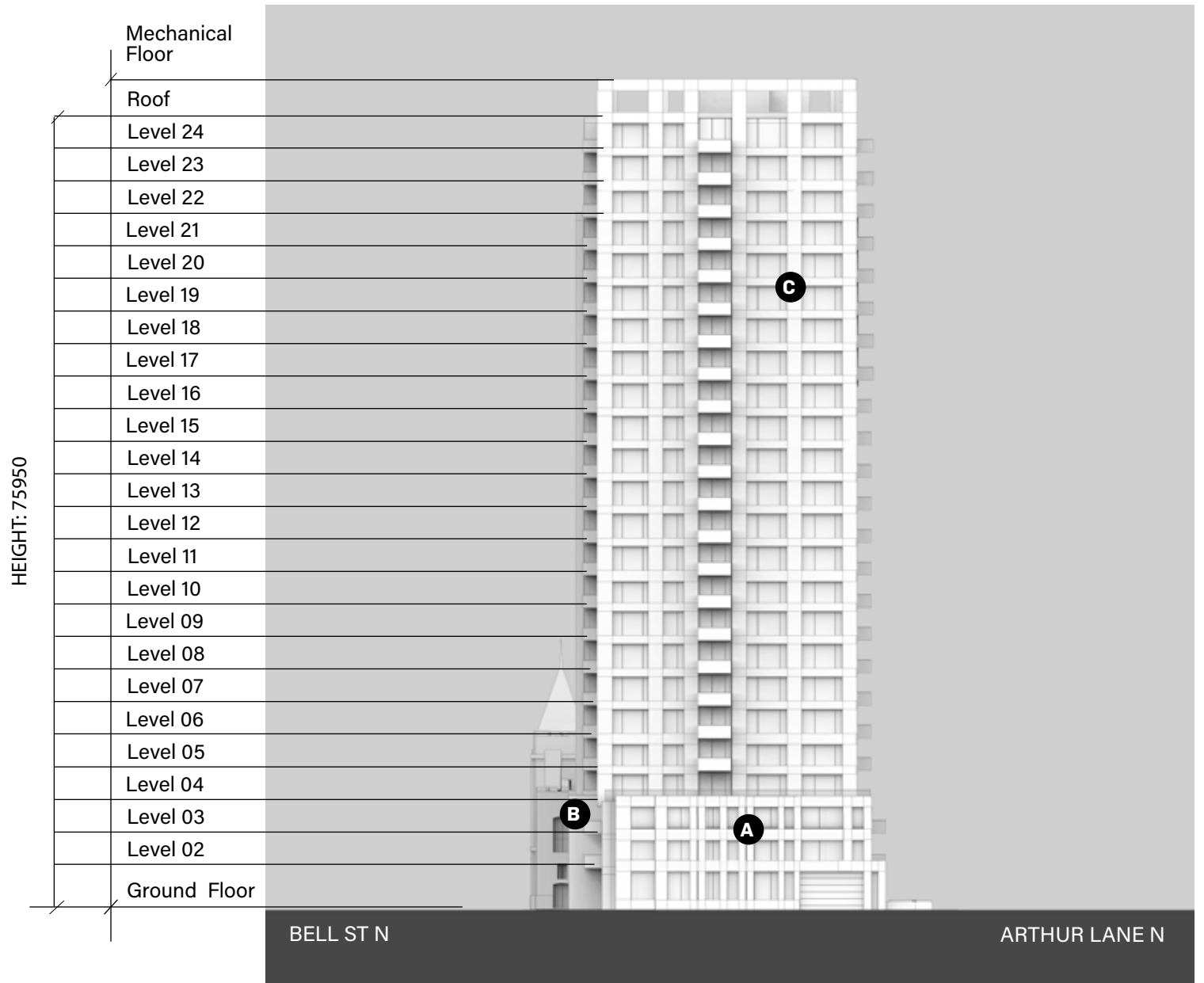
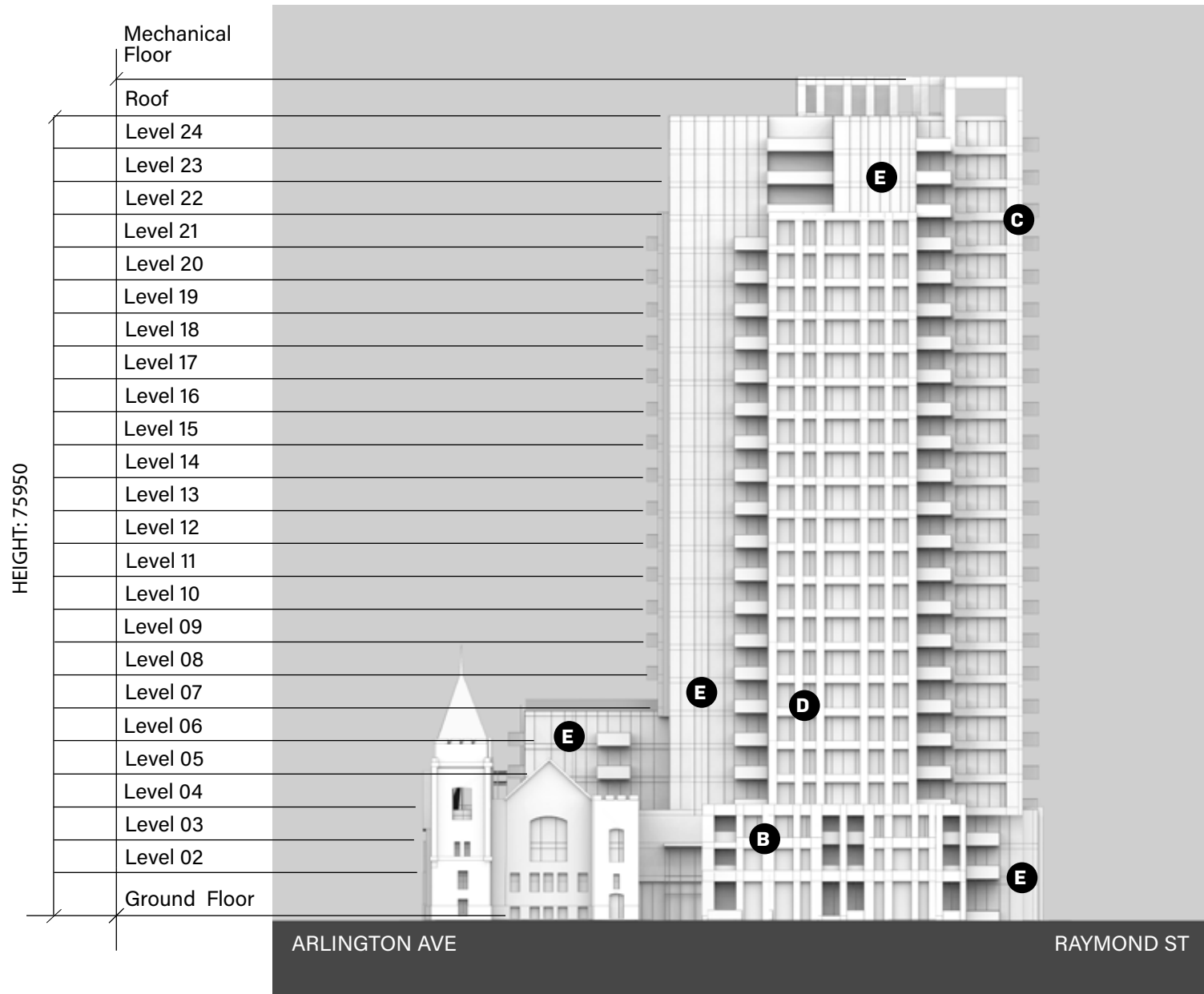
**C** Precast  
Concrete  
Panels  
Dark Grey



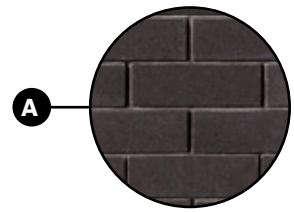
**D** Precast  
Concrete  
Panels  
Light Grey



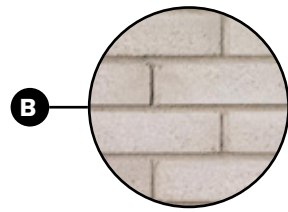
**E** Curtain Wall



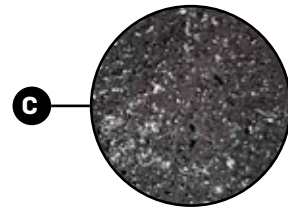
# BUILDING DESIGN - PRELIMINARY EAST & NORTH ELEVATIONS



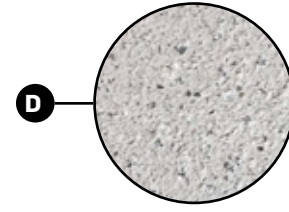
Brick  
Black



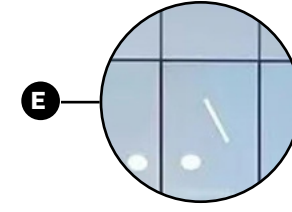
Brick  
Light grey



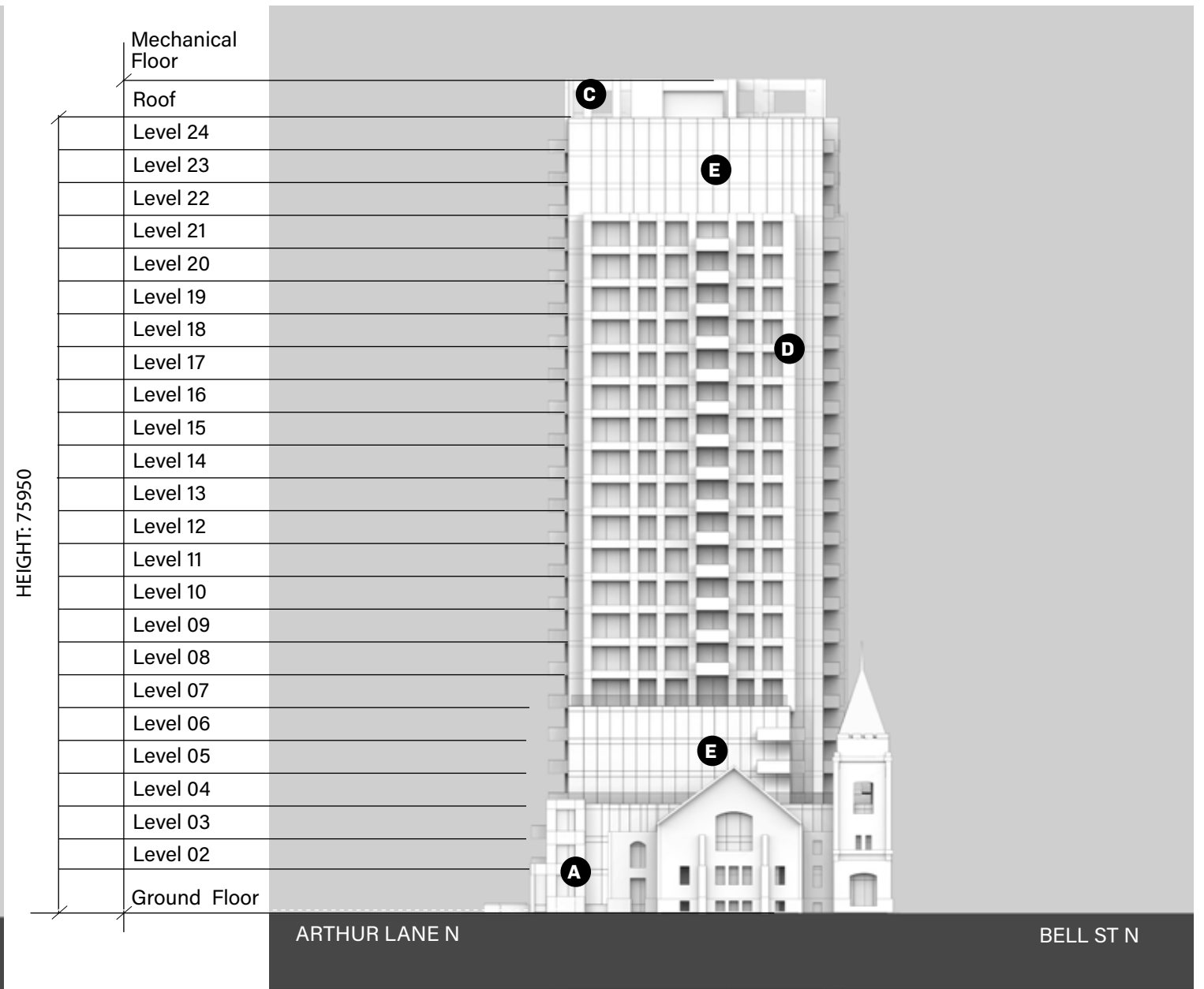
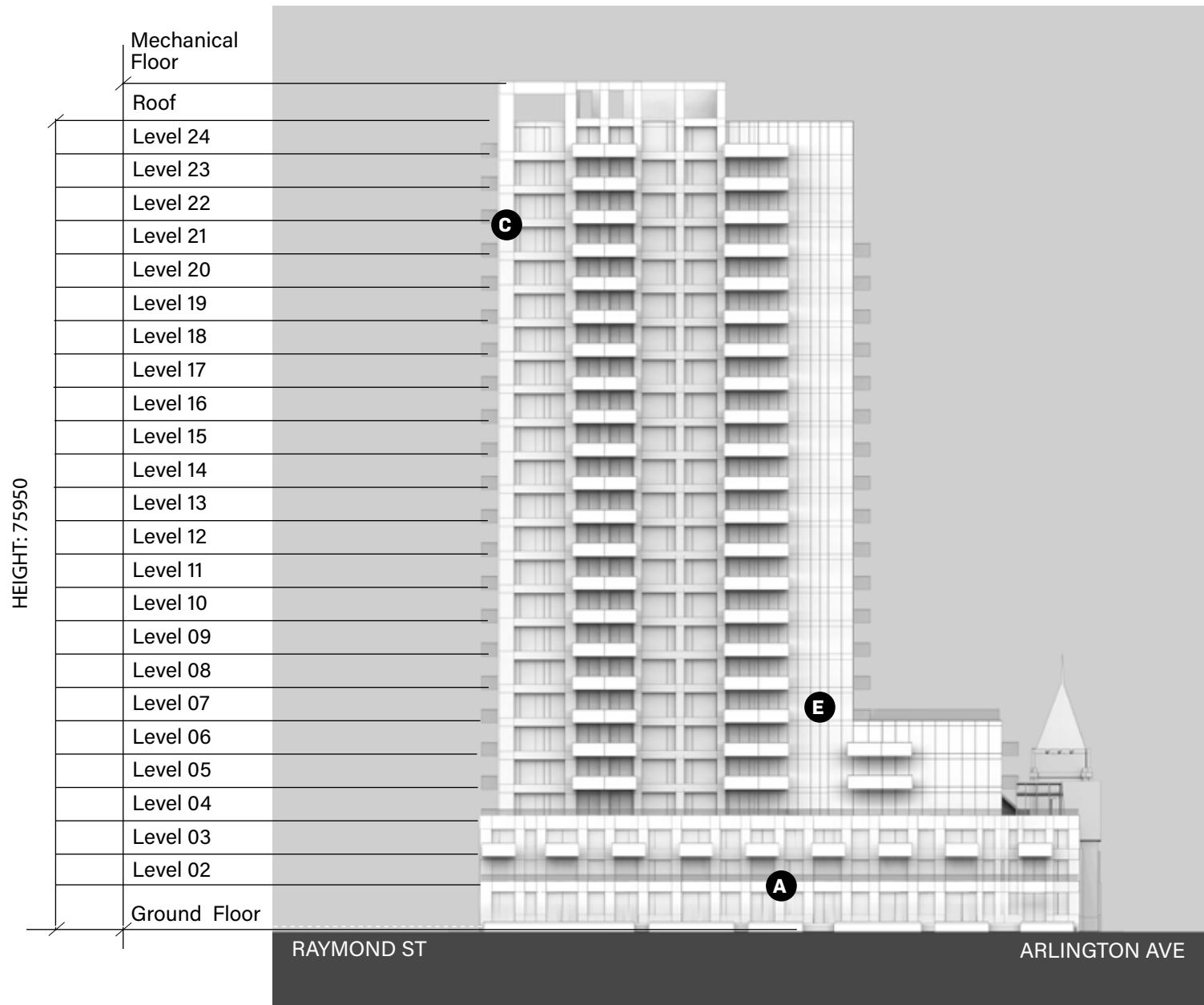
Precast  
Concrete  
Panels  
Dark Grey



Precast  
Concrete  
Panels  
Light Grey



Curtain Wall



# STATISTICS

BUILDING		UNITS TYPES							ESTIMATED GFA				ESTIMATED OTTAWA GFA			
FLOORS	MULTIPLE	BACH	1 CH	1 CH DEN	2 CH	2 CH DEN	3 CH	TOTAL	S / TYPICAL FLOOR		TOTAL FLOORS		S / TYPICAL FLOOR		TOTAL FLOORS	
									M <sup>2</sup>	PI <sup>2</sup>	M <sup>2</sup>	PI <sup>2</sup>	M <sup>2</sup>	PI <sup>2</sup>	M <sup>2</sup>	PI <sup>2</sup>
FLOORS 8 <sup>TH</sup> - 24 <sup>TH</sup>	17	51	68	0	34	34	0	187	777.5	8,369	13,217.5	142,273	664.9	7,157	11,303.3	121,669
FLOOR 7 <sup>TH</sup>	1	4	3	0	2	2	0	11	777.5	8,369	777.5	8,369	648.6	6,981	648.6	6,981
FLOORS 5 <sup>TH</sup> - 6 <sup>TH</sup>	2	14	6	4	6	2	0	32	1,043.1	11,227	2,086.1	22,455	863.0	9,289	1,725.9	18,578
FLOOR 4 <sup>TH</sup>	1	6	5	2	2	1	0	16	1,043.1	11,227	1,043.1	11,227	855.6	9,210	855.6	9,210
FLOOR 3 <sup>RD</sup>	1	2	5	6	3	1	0	17	1,297.0	13,961	1,297.0	13,961	1,052.2	11,326	1,052.2	11,326
FLOOR 2 <sup>ND</sup>	1	2	5	8	3	2	0	20	1,548.4	16,667	1,548.4	16,667	1,292.5	13,912	1,292.5	13,912
GROUND FLOOR	1	0	5	2	2	2	0	11	1,628.6	17,530	1,628.6	17,530	763.7	8,220	763.7	8,220
<b>TOTAL</b>	<b>24</b>	<b>79</b>	<b>97</b>	<b>22</b>	<b>52</b>	<b>44</b>	<b>0</b>	<b>294</b>			<b>21,598.2</b>	<b>232,483</b>			<b>17,641.8</b>	<b>189,896</b>

UNIT MIX		27%	40%	33%	0%	100%
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INDOOR PARKING	ESTIMATED AREA		NUMBER OF STALS
	M <sup>2</sup>	PI <sup>2</sup>	
FLOOR P1	1,979.9	21,312	38
FLOOR P2	1,979.9	21,312	41
<b>TOTAL</b>	<b>3,959.8</b>	<b>42,623</b>	<b>79</b>



# STATISTICS

## AMENITIES

AMENITIES AREA		M <sup>2</sup>
REQUIRED	6 M <sup>2</sup> / UNITS	1,764
	50% IN COMMUNAL AREA	882

PRIVATE AMENITY AREA					
FLOORS	MULTIPLE	S / TYPICAL FLOOR BALCONIES		TOTAL FLOORS	
		M <sup>2</sup>	PI <sup>2</sup>	M <sup>2</sup>	PI <sup>2</sup>
FLOORS 8 <sup>TH</sup> - 24 <sup>TH</sup>	17	40.4	435	687.0	7,395
FLOOR 7 <sup>TH</sup>	1	35.9	387	35.914	387
FLOORS 5 <sup>TH</sup> - 6 <sup>TH</sup>	2	54.0	581	108.0	1,163
FLOOR 4 <sup>TH</sup>	1	130.6	1,406	130.608	1,406
FLOOR 3 <sup>RD</sup>	1	63.0	678	62.994	678
FLOOR 2 <sup>ND</sup>	1	102.6	1,105	102.627	1,105
GROUND FLOOR	1	204.6	2,203	204.636	2,203
<b>TOTAL</b>	<b>24</b>			<b>1,331.8</b>	<b>14,336</b>

COMMUNAL AMENITY AREA			
FLOORS	MULTIPLE		
		M <sup>2</sup>	PI <sup>2</sup>
TERRACE 7TH	1	265.6	2,859
TERRACE 4TH	1	340.0	3,660
GROUND FLOOR			
GREEN SPACE	1	144.7	1,557
<b>TOTAL</b>		<b>750.3</b>	<b>8,076</b>
GROUND FLOOR			
INDOOR AMENITIES	1	500.9	5,392
<b>TOTAL</b>		<b>1,251</b>	<b>5,392</b>

	M <sup>2</sup>	PI <sup>2</sup>
<b>TOTAL AMENITIES AREA</b>	<b>2,583</b>	<b>27,804</b>

## CITY OF OTTAWA - GROSS FLOOR AREA

Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding;

- a. floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326)
- b. common hallways, corridors; stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
- c. bicycle parking; motor vehicle parking or loading facilities;
- d. common laundry, storage and washroom facilities that serve the building or tenants;
- e. common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
- f. common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
- g. living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

CITY OF OTTAWA - PRELIMINARY GROSS FLOOR AREA		
	m <sup>2</sup>	p.c
ESTIMATED PLOT AREA	2,187.0	23,541
TOTAL BUILDING AREA	17,641.8	189,896
ESTIMATED RATIO	8.1	

## CITY OF OTTAWA - LOT COVERAGE

Lot coverage means that part of a lot covered by building but does not include:

- a. an eaves or eaves trough or any other feature that is located at or above the ceiling of the first storey; or
- b. any projection permitted under Section 65. (surface construite)

CITY OF OTTAWA - PRELIMINARY LOT COVERAGE		
	m <sup>2</sup>	p.c
ESTIMATED PLOT AREA	2,187.0	23,541
ESTIMATED BUILDING AREA	1,628.6	17,530
ESTIMATED RATIO	74%	

## CITY OF OTTAWA - LANDSCAPED AREA

Landscaped area means that part of a lot located outdoors that is used for the placement of any or a combination of the following elements: (By-law 2014-94) (By-law 2020-289)

- a. soft landscaping consisting principally of organic materials and vegetative in-ground plantings such as trees, shrubs, hedges, ornamental flowers and grasses, and may also include some accessory ground cover, such as riverwash stone, mulch or similar pervious material located in and around plantings, and in the case of any residential or non-residential lots developed with uses other than outdoor recreational uses, excludes non-organic surfaces including artificial grass; and "softly-landscaped area" has the corresponding meaning; (By-law 2020-289)
- b. hard landscaping consisting of non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding driveways, and any area used for parking, and including such features as a walkway, patio, deck or in-ground pool; and (By-law 2020-289)
- c. architectural elements consisting of decorative fencing, walls, sculptures, gazebos, trellises, planters, benches and other similar features. (espace paysagé) (By-law 2020-289)

CITY OF OTTAWA - PRELIMINARY LANDSCAPED AREA		
	m <sup>2</sup>	p.c
ESTIMATED PLOT AREA	2,187.0	23,541
ESTIMATED HARD LANDSCAPING	413.8	4,454
ESTIMATED SOFT LANDSCAPING	144.7	1,557
ESTIMATED TOTAL LANDSCAPING	558.4	6,011
ESTIMATED RATIO	26%	

# PERSPECTIVES

