



KEY MAP

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS SURFACE
 - CONCRETE SURFACE
 - SOFT LANDSCAPING
 - BIKE RACK
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - COMMERCIAL DOOR / FIRE EXIT
 - PROPERTY LINE
 - CITY STREET LIGHTING
 - SEASONAL URN STYLE PLANTERS

- DRAWING NOTES**
- 1 PROPERTY LINE
 - 2 REPLACE EXISTING WALK WITH NEW CONCRETE CITY SIDEWALK
 - 3 PARKING GARAGE ENTRY DRIVEWAY
 - 4 DEPRESSED CURB & SIDEWALK TO CITY STANDARDS
 - 5 STORM WATER TANK (LOWER LEVEL) - SEE CIVIL
 - 6 BICYCLE PARKING SPACE
 - 7 SIAMESE CONNECTION
 - 8 EXISTING FIRE HYDRANT
 - 9 OUTLINE OF BUILDING ABOVE
 - 10 EXISTING CITY LIGHT POLE
 - 11 PROPOSED LOCATION OF UNDERGROUND UTILITIES
 - 12 PRIVATE BALCONY ABOVE
 - 13 REMOVE EX. 2 STOREY BUILDING / PARKING DECK
 - 14 EXISTING CONCRETE UNIT PAVEMENT CITY SIDEWALK
 - 15 SEASONAL URN STYLE PLANTERS
 - 16 OUTLINE OF EXISTING 12 STOREY HOTEL
 - 17 OUTLINE OF EXISTING BUILDING ABOVE
 - 18 EXISTING ASPHALT DRIVEWAY
 - 19 STRUCTURAL WALL FOR BUILDING ABOVE
 - 20 LANE MARKERS
 - 21 GAS REGULATOR / METER EQUIPMENT AREA
 - 22 ENTRANCE CANOPY

PROJECT INFORMATION

ZONING: Zoning By-Law 2017-113 MD S46

SITE AREA: 1,836.6 sq. m. (19,769) sq. ft.

BUILDING HEIGHT - SCHD. S46: 148.0 TO 149.5 GEO. ELEV.

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 ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

PROJECT STATISTICS

BUILDING HEIGHT (147.6 GEO. ELEV.)	79.5 M.
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GROSS FLOOR AREAS
(CITY OF OTTAWA'S DEFINITION)

BASEMENT LEVEL - STORAGE	0.0 sq. m.
GROUND FLOOR	77.8 sq. m.
MEZZANINE LEVEL - STORAGE	0.0 sq. m.
2nd FLOOR - AMENITY ONLY	0.0 sq. m.
3rd to 24th FLOOR	11 x 450.0 sq. m. 4,950.0 sq. m.
14th to 23rd FLOOR	10 x 450.0 sq. m. 4,500.0 sq. m.
24th FLOOR	349.5 sq. m.
25th FLOOR	218.5 sq. m.
TOTAL AREA ABOVE GRADE	10,096.2 sq. m.
EXISTING HOTEL	11 x 557.5 sq. m. 6,132.5 sq. m.
	11 x 6,001 sq. ft. 66,011 sq. ft.

UNIT STATISTICS

STUDIO UNIT	42
1 BEDROOM UNIT	129
(1 BEDROOM SHORT TERM SUITES 30)	
2 BEDROOM UNIT	21
2 BEDROOM LOFT UNIT (2 LEVEL)	4
TOTAL	196
EXISTING HOTEL	165
COMMERCIAL UNIT	77.8 sq. m.
	837 sq. ft.

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- NOT REQUIRED	0
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS)	18
HOTEL UNIT	- NOT REQUIRED	0
TOTAL		18

PROVIDED

RESIDENCE	0
VISITOR	18
HOTEL UNIT	0
TOTAL	18

BICYCLE PARKING

REQUIRED - 0.5 PER UNIT (196 UNITS) 98

PROVIDED

MEZZANINE LEVEL	53
GROUND LEVEL (88 ALBERT STREET)	50
EXTERIOR	2
TOTAL	105

LOT COVERAGE

PAVED SURFACE =	350.8 sq. m.	29.9%
BUILDING FOOTPRINT =	694.1 sq. m.	58.5%
LANDSCAPE OPEN SPACE =	142.4 sq. m.	12.0%
TOTAL =	1,187.3 sq. m.	100.0%

REFUGE REQUIREMENT (196 UNITS)

GARBAGE	-0.11 PER UNIT	22 YARDS
RECYCLING GMP	-0.018 PER UNIT	4 YARDS
RECYCLING FIBER	-0.038 PER UNIT	8 YARDS
COMPOST	-240L PER 50 UNITS	4

AMENITY SPACE

BASEMENT COMMUNAL INTERIOR =	180.0 sq. m.
2nd FLOOR COMMUNAL INTERIOR =	465.0 sq. m.
2nd FLOOR COMMUNAL EXTERIOR =	150.0 sq. m.
PRIVATE DECKS =	161.4 sq. m.
PRIVATE BALCONIES =	309.6 sq. m.
TOTAL =	1,266.0 sq. m.
TOTAL COMMUNAL =	795.0 sq. m.
REQUIRED - 6.0MP PER UNIT (196) =	1,176.0 sq. m.
REQUIRED COMMUNAL @ 50% =	588.0 sq. m.

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LEGAL DESCRIPTION
PART OF LOT 53 AND ALL OF LOT 54 (South Albert Street)
PART OF LOT 53 AND ALL OF LOT 54 (North Slater Street)
REGISTERED PLAN 3922
CITY OF OTTAWA

PROJECT DEVELOPER
88 Albert Street Holdings Inc.
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81 SLATER STREET
OTTAWA ONTARIO

SITE PLAN

DRAWN: RV	CHECKED: M.L.
SCALE: 1:125	SHEET No.
PROJECT No: 1828	SP-1