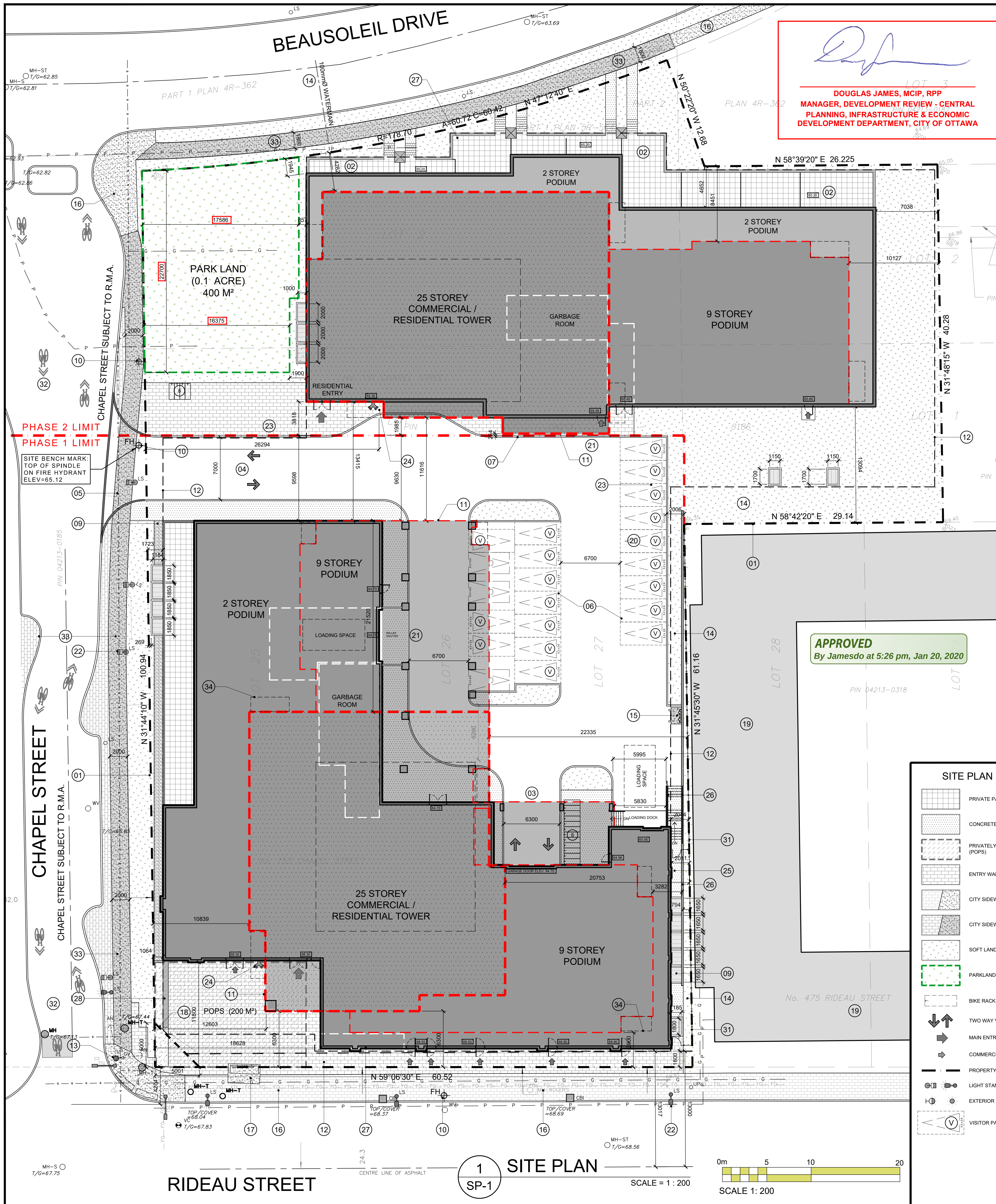




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PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



KEY MAP

DRAWING NOTES

- PROPERTY LINE
- RAISED PATIO AT GROUND LEVEL. SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- PARKING GARAGE ENTRY DRIVEWAY / RAMP WITH TRENCH DRAIN
- 2 WAY DRIVEWAY TO EXTERIOR PARKING LOT / GARBAGE LOADING AREA
- DEPRESSED CURB / SIDEWALK TO CITY STANDARDS
- COMMERCIAL / VISITOR ASPHALT PARKING LOT
- 150mm BARRIER CURB
- BICYCLE PARKING SPACES (0.6 x 1.8M) WITH RACK
- AIR INTAKE / EXHAUST GRILL
- EXISTING FIRE HYDRANT RELOCATED IF REQUIRED
- OUTLINE OF BUILDING ABOVE
- OUTLINE OF UNDERGROUND PARKING LEVELS
- EXISTING UTILITY POLE
- SOFT LANDSCAPING - SEE LANDSCAPE PLAN
- GAS REGULATOR / METER EQUIPMENT AREA
- EXISTING SIDEWALK WITH STREET CURB / GRASS
- EXISTING BUS STOP
- 5.0 x 5.0 M SITE TRIANGLE
- EX. 2 STOREY BUILDING ON ADJACENT PROPERTY
- STANDARD PARKING SPACE 2.6 x 5.2 M
- DEPRESSED CURB AND WALK
- EXISTING STREET LIGHT
- PASSENGER DROP OFF / PICK UP
- SIAMSE CONNECTION
- WALKWAY WITH STEPS, HANDRAIL AS REQUIRED
- CAST IN PLACE CONCRETE RETAINING WALL
- CISTERN LOCATION IN PARKING LEVELS
- RAISED RETAINING WALL AS SEAT HEIGHT
- 1500mm HT. BLACK VINYL COATED CHAIN LINK FENCE WITH ACCESS GATE
- TOPSOIL WITH GRASS
- 1800mm HT. METAL PICKET FENCE (BLACK) - WITH LOCKABLE GATES
- SHARED BICYCLE LANE WITH PAINTED GRAPHIC
- DECKS - PRIVATE
- BALCONIES - PRIVATE
- BALCONY ABOVE

PROJECT STATISTICS - PHASE 1

BUILDING HEIGHT	94.0 M
AVERAGE MEAN GRADE (GEO. ELEV.)	66.70
GROSS BUILDING - AREAS (CITY OF OTTAWA'S DEFINITION)	
P2 PARKING LEVEL	N/A
P1 PARKING LEVEL	N/A
LOWER - BASEMENT (COURTYARD)	N/A
UPPER - GROUND FLOOR (STREET)	1,465.4 sq. m. (15,774) sq. ft.
MEZZANINE LEVEL	797.1 sq. m. (8,580) sq. ft.
2nd FLOOR	1,940.8 sq. m. (21,022) sq. ft.
3rd to 8th FLOOR	7 x 1,397.5 sq. m. 7 x (15,043) sq. ft.
10th FLOOR	604.0 sq. m. (6,502) sq. ft.
11th to 25th FLOOR	15 x 751.4 sq. m. 15 x (8,088) sq. ft.
MECHANICAL FLOOR	N/A
TOTAL AREA	24,961.1 sq. m. (268,679) sq. ft.

UNIT STATISTICS

STUDIO UNIT	30
1 BEDROOM UNIT	100
1 BEDROOM + DEN UNIT	46
2 BEDROOM UNIT	102
2 BEDROOM + DEN UNIT	37
TOTAL	315

AMENITY AREA

COMMERCIAL RETAIL	855.0 sq. m. (9,203) sq. ft.
2nd FLOOR AMENITY ROOM - COMMUNAL	346.5 sq. m.
2nd FLOOR EXTERIOR DECK - COMMUNAL	414.6 sq. m.
10th FLOOR EXTERIOR DECK - COMMUNAL	495.7 sq. m.
DECKS - PRIVATE	266.0 sq. m.
BALCONIES - PRIVATE	649.7 sq. m.
TOTAL	2,172.5 sq. m.
TOTAL COMMUNAL	1,256.8 sq. m.
REQUIRED (315 UNITS X 6 m²) = 1,890 sq. m.	
REQUIRED COMMUNAL @ 50% = 945 sq. m.	

CAR PARKING

REQUIRED BY ZONING BY-LAW	
RESIDENCE	- 0.5 PER UNIT (316 UNITS) (AFTER 12 UNITS)
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)
COMMERCIAL RETAIL (RETAIL FOOD, DRINK & CONVENIENCE STORE)	- NOT REQUIRED FOR UNITS UNDER 500m² G.F.A.
TOTAL	182
PROVIDED	
RESIDENCE	- 0.57 PER UNIT
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)
COMMERCIAL RETAIL (RETAIL FOOD, DRINK & CONVENIENCE STORE)	- 2.5 PER 100m² OF G.F.A. AFTER 150m²
TOTAL	279

BICYCLE PARKING

REQUIRED	
RESIDENCE	- 0.5 PER UNIT (316 UNITS)
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.
TOTAL	161
PROVIDED	
EXTERIOR	12
UNDERGROUND PARKING LEVEL	160
TOTAL	172

LEGAL DESCRIPTION

TOPOGRAPHIC PLAN of
LOTS 25, 26 AND 27
(NORTH RIDEAU STREET)
LOTS 1, 2 AND PART OF LOT 3
(EAST CHAPEL STREET)
PART OF LOTS 1, 2 AND 3
(WEST AUGUSTA STREET)
REGISTERED PLAN 43586
CITY OF OTTAWA

PROJECT INFORMATION

ZONING	TM(2339) F(6.0) S354
SITE AREA	7,568.9 sq. m. (81,471) sq. ft.
SITE AREA - PHASE 1	4,301.8 sq. m. (46,304) sq. ft.
SITE AREA - PHASE 2	3,267.1 sq. m. (35,167) sq. ft.
BUILDING HEIGHT	AS PER SCHEDULE S354
DENSITY = 6.0	45,413.4 sq. m. (488,826) sq. ft.
AMENITY SPACE (6.0m² PER UNIT) 633	3,798 sq. m. (40,560) sq. ft.

PROJECT STATISTICS - PHASE 2

BUILDING HEIGHT	94.0 M
AVERAGE MEAN GRADE (GEO. ELEV.)	66.40
GROSS BUILDING - AREAS (CITY OF OTTAWA'S DEFINITION)	
PARKING LEVELS	N/A
GROUND FLOOR	606.1 sq. m. (6,524) sq. ft.
2nd FLOOR	1,080.8 sq. m. (11,635) sq. ft.
3rd to 9th FLOOR	7 x 1,076.3 sq. m. 7 x (11,586) sq. ft.
10th FLOOR	594.6 sq. m. (6,400) sq. ft.
11th to 25th FLOOR	15 x 707.0 sq. m. 15 x (7,610) sq. ft.
MECHANICAL FLOOR	N/A
TOTAL AREA	20,420.0 sq. m. (219,800) sq. ft.

UNIT STATISTICS

STUDIO UNIT	30
1 BEDROOM UNIT	100
1 BEDROOM + DEN UNIT	46
2 BEDROOM UNIT	102
2 BEDROOM + DEN UNIT	37
TOTAL	318

AMENITY AREA

AT GARDE EXTERIOR - COMMUNAL	300.0 sq. m.
1st FLOOR AMENITY ROOM - COMMUNAL	356.0 sq. m.
10th FLOOR AMENITY ROOM - COMMUNAL	95.0 sq. m.
10th FLOOR EXTERIOR DECK - COMMUNAL	540.0 sq. m.
DECKS - PRIVATE	494.0 sq. m.
BALCONIES - PRIVATE	652.0 sq. m.
TOTAL	2,437.0 sq. m.
TOTAL COMMUNAL	1,291.0 sq. m.
REQUIRED (318 UNITS X 6 m²) = 1,908 sq. m.	
REQUIRED COMMUNAL @ 50% = 954 sq. m.	

CAR PARKING

REQUIRED BY ZONING BY-LAW	
RESIDENCE	- 0.5 PER UNIT (316 UNITS) (AFTER 12 UNITS)
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)
TOTAL	189
PROVIDED	
RESIDENCE	- 0.57 PER UNIT
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)
TOTAL	198

BICYCLE PARKING

REQUIRED	
RESIDENCE	- 0.5 PER UNIT (316 UNITS)
TOTAL	159
PROVIDED	
EXTERIOR	4
UNDERGROUND PARKING LEVEL	160
TOTAL	164

LOT COVERAGE

PAVED SURFACE =	1,383.2 sq. m.	18.01%
PH 1 BUILDING FOOTPRINT =	2,001.9 sq. m.	26.45%
PH 2 BUILDING FOOTPRINT =	1,597.7 sq. m.	20.98%
LANDSCAPE OPEN SPACE =	2,046.2 sq. m.	27.04%
PARK LAND SPACE =	400.0 sq. m.	5.28%
POPS =	200.0 sq. m.	2.64%
TOTAL =	7,568.9 sq. m.	100.0%

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 SCHEDULE.
- INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
- INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

SITE PLAN SYMBOLS

- PRIVATE PATIO
- CONCRETE SURFACE
- PRIVATELY OWNED PUBLIC SPACE (POPS)
- ENTRY WALK
- CITY SIDEWALK - EXISTING
- CITY SIDEWALK - PROPOSED
- SOFT LANDSCAPING
- PARKLAND
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL DOOR / FIRE EXIT
- PROPERTY LINE
- LIGHT STANDARD
- EXTERIOR LIGHTING
- VISITOR PARKING SPACE

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APPROVED
By Jamesdo at 5:26 pm, Jan 20, 2020

RIDEAU STREET

1 SITE PLAN

SCALE = 1 : 200

