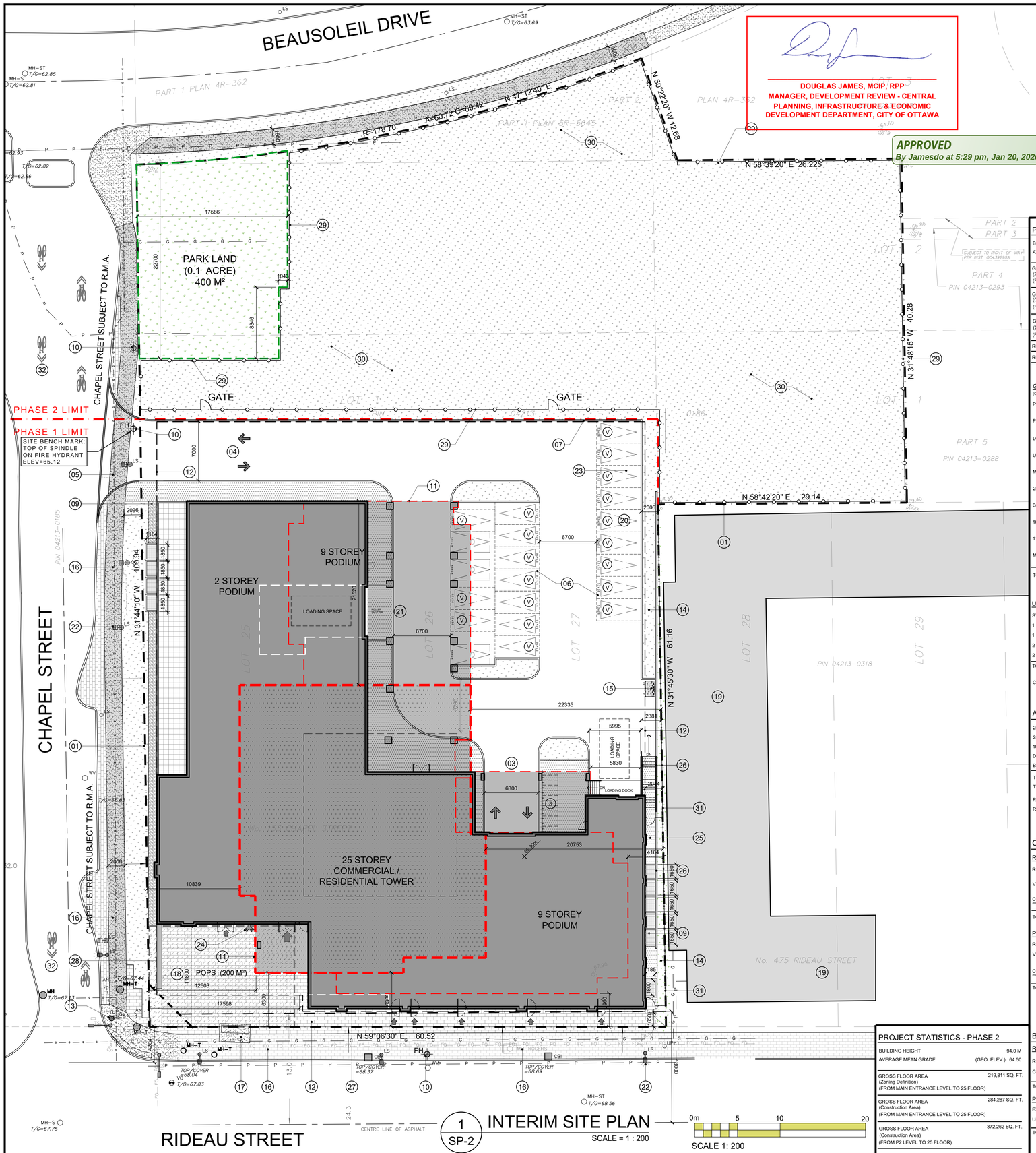

1 SP-2 INTERIM SITE PLAN

SCALE = 1 : 200

0m 5 10 20

SCALE 1: 200

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jamesdo at 5:29 pm, Jan 20, 2020

KEY MAP

PROJECT STATISTICS - PHASE 1

BUILDING HEIGHT		94.0 M
AVERAGE MEAN GRADE		(GEO. ELEV.) 66.40
GROSS FLOOR AREA (Zoning Definition) (FROM MAIN ENTRANCE LEVEL TO 25 FLOOR)		24960 SQ. M. 268680 SQ. FT.
GROSS FLOOR AREA (Construction Area) (FROM MAIN ENTRANCE LEVEL TO 25 FLOOR)		31148.8 SQ. M. 335294 SQ. FT.
GROSS FLOOR AREA (Construction Area) (FROM P2 LEVEL TO 25 FLOOR)		41370.4 SQ. M. 445322 SQ. FT.
RESIDENTIAL AREA		270,926 SQ. FT.
RETAIL AREA		8889 SQ. FT.

GROSS BUILDING - AREAS
(CITY OF OTTAWA'S DEFINITION)

P2 PARKING LEVEL		N/A.
P1 PARKING LEVEL		N/A.
LOWER - BASEMENT FLOOR (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		1,040.8 sq. m. (11,202) sq. ft.
3rd to 9th FLOOR	7 x 1,397.5 sq. m. 7 x (15,043) sq. ft.	9,782.8 sq. m. (105,301) 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.	11,271.0 sq. m. (121,320) 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
COMMERCIAL RETAIL	855.0 sq. m. (9,203) sq. ft.

AMENITY AREA

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)	152
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	30
COMMERCIAL RETAIL (RETAIL FOOD (MAIN & CONVENIENCE STORE)	- NOT REQUIRED FOR UNITS UNDER 500m² G.F.A.	0
TOTAL		182

PROVIDED

RESIDENCE	- 0.57 PER UNIT	240
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	30
COMMERCIAL RETAIL (RETAIL FOOD (MAIN & CONVENIENCE STORE)	- 2.5 PER 100m² OF G.F.A. AFTER 150m²	9
TOTAL		279

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (316 UNITS)	158
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.	3
TOTAL		161

PROVIDED

EXTERIOR	12
UNDERGROUND PARKING LEVEL	160
TOTAL	172

PROJECT STATISTICS - PHASE 2

BUILDING HEIGHT		94.0 M
AVERAGE MEAN GRADE		(GEO. ELEV.) 64.50
GROSS FLOOR AREA (Zoning Definition) (FROM MAIN ENTRANCE LEVEL TO 25 FLOOR)		219,811 SQ. FT.
GROSS FLOOR AREA (Construction Area) (FROM MAIN ENTRANCE LEVEL TO 25 FLOOR)		284,287 SQ. FT.
GROSS FLOOR AREA (Construction Area) (FROM P2 LEVEL TO 25 FLOOR)		372,262 SQ. FT.

DRAWING NOTES

1. PROPERTY LINE
2. RAISED PATIO AT GROUND LEVEL, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
3. PARKING GARAGE ENTRY DRIVEWAY / RAMP WITH TRENCH DRAIN
4. 2 WAY DRIVEWAY TO EXTERIOR PARKING LOT / GARBAGE LOADING AREA
5. DEPRESSED CURB / SIDEWALK TO CITY STANDARDS
6. COMMERCIAL / VISITOR ASPHALT PARKING LOT
7. 150mm BARRIER CURB
8. BICYCLE PARKING SPACES (0.6 x 1.8M) WITH RACK
9. AIR INTAKE / EXHAUST GRILL
10. EXISTING FIRE HYDRANT RELOCATED IF REQUIRED
11. OUTLINE OF BUILDING ABOVE
12. OUTLINE OF UNDERGROUND PARKING LEVELS
13. EXISTING UTILITY POLE
14. --
15. GAS REGULATOR / METER EQUIPMENT AREA
16. EXISTING SIDEWALK WITH STREET CURB
17. EXISTING BUS STOP
18. 5.0 x 5.0 M SITE TRIANGLE
19. EX. 2 STOREY BUILDING ON ADJACENT PROPERTY
20. STANDARD PARKING SPACE 2.6 x 5.2 M
21. DEPRESSED CURB AND WALK
22. EXISTING STREET LIGHT
23. --
24. SIAMESE CONNECTION
25. WALKWAY WITH STEPS, HANDRAIL AS REQUIRED
26. CAST IN PLACE CONCRETE RETAINING WALL
27. CISTERN LOCATION IN PARKING LEVELS
28. RAISED RETAINING WALL AS SEAT HEIGHT
29. 1500mm HT. BLACK VINYL COATED CHAIN LINK FENCE WITH ACCESS GATE
30. TOPSOIL WITH GRASS
31. 1800mm HT. METAL PICKET FENCE (BLACK) - WITH LOCKABLE GATES
32. SHARED BICYCLE LANE WITH PAINTED GRAPHIC
33. NEW STREET CURB AND SIDEWALK TO CITY STANDARD

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

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	94.0 M
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.

LOT COVERAGE

PAVED SURFACE =	1,363.2 sq. m.	18.01%
PH 1 BUILDING FOOTPRINT =	2,001.9 sq. m.	26.45%
PH2 INTERIN PARKING LOT =	1,673.6 sq. m.	22.11%
LANDSCAPE OPEN SPACE =	1,930.2 sq. m.	25.51%
PARK LAND SPACE =	400.0 sq. m.	5.28%
POPS =	200.0 sq. m.	2.64%
TOTAL =	7,568.9 sq. m.	100.0%

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 DEVELOPER

Trinity Development Group Inc.
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SURVEYOR

Stantec
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Cell: (613)
Email: gino@giala.com

CIVIL ENGINEER

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Stittsville, ON K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183
Email: smerrick@dsel.ca

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:

- 00 — INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- 00 — INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- 00 — INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- 000 — INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- DETAIL NUMBER
- 00 TITLE / 00 SP-00 SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
7	ISSUED FOR BUILDING PERMIT	DEC 13/19
6	REVISED AS PER ZONING LETTER COMMENTS	NOV 29/19
5	REVISED CHAPEL STREET ALIGNMENT	NOV 21/19
4	ISSUED FOR SPC ROUND #2 COMMENTS DRAFT	Sept 26, 19
3	ISSUED FOR SPC ROUND #1 COMMENTS	July 30, 19
2	ISSUED FOR REVISED SPC	Apr. 11, 19
1	ISSUED FOR CLIENT REVIEW	Apr. 04, 19

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK J. LAHEY — LICENCE 4375 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: TRINITY — DESIGN. DEVELOP. BUILD.

ARCHITECT: rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

151 CHAPEL STREET
RIDEAU @ CHAPEL
OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN
PHASE 1 - INTERIM

DRAWN: RV	CHECKED: J.S.
SCALE: 1:200	SHEET No. SP-2
PROJECT No. 1833	

D07-12-19-0064