

PROJECT INFORMATION	
ZONING	MD 550 Schedule 50
SITE AREA	1,814.97 sq. m. (19,536 sq. ft.)
REQUIRED	
BUILDING HEIGHT - ABOVE SEA LEVEL	157.1 m
BUILDING HEIGHT - METRES	89.30 m
GRADE AT SIDEWALK	0.0
UNIT PARKING - PER UNIT (NOT REQUIRED)	0.1
VISITOR PARKING - PER UNIT	0.5
BICYCLE PARKING - PER UNIT	6.0 m
AMENITY SPACE - PER UNIT	6.0 m
PROVIDED	
GRADE - GEODETIC ELEVATION	69.00 m
BUILDING HEIGHT - VARIES	89.30 m
FRONT YARD SETBACK - PODIUM	1.4 m
FRONT YARD SETBACK - TOWER	2.3 m
REAR YARD SETBACK - PODIUM	0.1 m
REAR YARD SETBACK - TOWER	7.2 m
INTERIOR SIDE YARD SETBACK - PODIUM	0.5 m - 1.0 m
INTERIOR SIDE YARD SETBACK - TOWER	5.8 m - 1.0 m
STANDARD PARKING SPACE	2.6m x 5.2m
SMALL CAR PARKING SPACE	2.4m x 4.6m
DRIVEWAY & AISLE	6.0m
BICYCLE AISLE	1.5m
PROJECT STATISTICS	
GROSS BUILDING FLOOR AREA (OTTAWA ZONING DEFINITION)	
UG PARKING LEVELS	000 sq. m.
GROUND FLOOR	382.5 sq. m.
2nd FLOOR	822.8 sq. m.
3rd - 5th FLOOR	3,016.5 sq. m.
6th FLOOR	821.9 sq. m.
7th FLOOR - AMENITY LEVEL	0.0 sq. m.
8th to 22nd FLOOR	15,114.3 sq. m.
23rd FLOOR	0.0 sq. m.
24th - 25th FLOOR	3 x 820.1 sq. m.
26th FLOOR	440.4 sq. m.
27th FLOOR	440.4 sq. m.
TOTAL AREA ABOVE GRADE	20,637.3 sq. m.
TOWER FOOTPRINT	1,029.0 sq. m.
UNIT STATISTICS	
STUDIO UNIT	132
1 BEDROOM UNIT	0
1 BEDROOM + DEN UNIT	15
2 BEDROOM UNIT	157
PENTHOUSE LOFT UNIT	8
TOTAL	312
COMMERCIAL RETAIL UNIT	382.5 sq. m.
CAR PARKING	
REQUIRED	
RESIDENCE	- AREA Z - NON REQUIRED
VISITOR	- 0.1 PER UNIT AFTER 12 UNITS
COMMERCIAL	- AREA Z - NON REQUIRED
TOTAL	30
PROVIDED	
RESIDENCE	- 0.51 PER UNIT (312 UNITS)
VISITOR	- 0.1 PER UNIT (312 UNITS)
TOTAL	200
STANDARD PARKING SPACE	2.6m x 5.2m
SMALL CAR PARKING SPACE	2.4m x 4.6m
BICYCLE PARKING	
REQUIRED	
RESIDENCE	- 0.5 PER UNIT (312 UNITS)
COMMERCIAL RETAIL	- 1.0 PER 250m ² OF G.F.A.
TOTAL	2
PROVIDED	
BELOW GRADE LEVEL	294
EXTERIOR AT GRADE	6
TOTAL	300
HORIZONTAL (0.6m x 1.8m) - MIN. 50%	78
VERTICAL (0.5m x 1.5m)	222
AMENITY SPACE	
2nd FL. PRIVATE TERRACE =	135.0 sq. m.
6th FL. PRIVATE TERRACE =	165.0 sq. m.
7th FL. - COMMUNAL INTERIOR =	650.0 sq. m.
7th FL. - COMMUNAL EXTERIOR =	300.0 sq. m.
TYPICAL FL. PRIVATE BALCONIES =	730.0 sq. m.
UPPER FL. PRIVATE BALCONIES =	120.0 sq. m.
TOTAL =	2,100.0 sq. m.
TOTAL COMMUNAL =	950.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (312) =	1,872 sq. m.
REQUIRED COMMUNAL @ 50% =	936 sq. m.
LOT COVERAGE	
PAVED SURFACE =	318.5 sq. m. 17.5%
BUILDING FOOTPRINT =	1,244.9 sq. m. 68.6%
LANDSCAPE OPEN SPACE =	251.6 sq. m. 13.9%
TOTAL =	1,814.97 sq. m. 100.0%
REFUGE REQUIREMENT (312 UNITS)	
GARBAGE	- 0.11 PER UNIT 35 YARDS
RECYCLING GMP	- 0.018 PER UNIT 6 YARDS
RECYCLING FIBER	- 0.038 PER UNIT 12 YARDS
COMPOST	- 240L PER 50 UNITS 7

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.

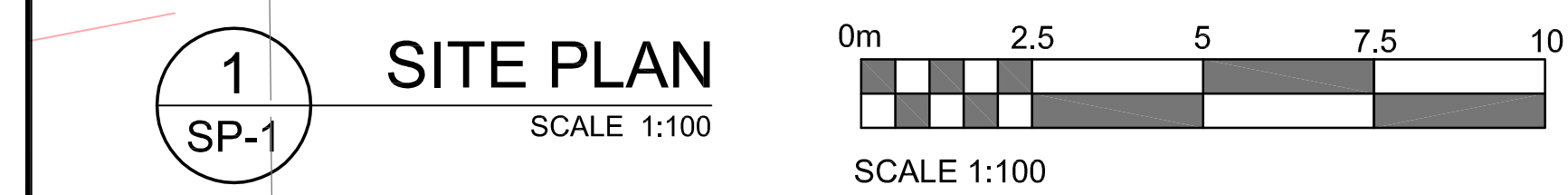
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NOTATION SYMBOLS:

- 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.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A300 SERIES.
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.



EXISTING 31 STOREYS (3 PARKING LEVELS) COMMERCIAL / CONDOMINIUM BUILDING 31 GLOUCESTER STREET

No. 31 Gloucester Street
PRECAST & GLASS SIDED MULTI-LEVEL BUILDING
(Precast Noted)

LOT 54
EASL:161.0

DRAWING NOTES

- PROPERTY LINE
- 1.5M AT GRADE EASEMENT
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- DEPRESSED CURB TO CITY OF OTTAWA STANDARD
- REPLACE EXISTING CONCRETE STREET CURB AND SIDEWALK TO CITY STANDARDS
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- REFUSE / STAGING AREA
- GARBAGE ROOM IN P1 PARKING LEVEL
- RELOCATED EXISTING FIRE HYDRANT
- OUTLINE OF PRIVATE TERRACE ABOVE
- EXISTING TREE TO BE REMOVED
- EXISTING BUILDINGS ON ADJACENT PROPERTY
- OUTLINE OF TOWER ABOVE
- OUTLINE OF EXISTING BUILDING
- 8th & 7th FLOOR ROOF TERRACE
- EXISTING STREET LIGHT
- PROPOSED BUILDING SERVICES, SEE CIVIL
- GAS EQUIPMENT / BLOW OFF STATION
- RELOCATE EXISTING STREET LIGHT AS REQUIRED
- OUTLINE OF UNDERGROUND PARKING LEVEL
- SIAMSE CONNECTION
- 150mm WIDE CONCRETE BARRIER CURB
- BICYCLE RACK, SEE LANDSCAPE
- DECK DRAIN, SEE CIVIL
- 0.9 METRE WIDE R.O.W.

- 6.0m WIDE RAMP TO BELOW GROUND PARKING GARAGE WITH TRENCH DRAIN
- EXISTING PILLION SIGN TO BE REMOVED
- SHORT TERM PARKING (DROP-OFF / PICK-UP)

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LEGAL DESCRIPTION
SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOTS 54, 55 and PART OF LOT 53
South Laurier Avenue
REGISTERED PLAN 4556
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

SURVEYOR
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