



- ### DRAWING NOTES
- PROPERTY LINE
 - PROPOSED ROAD WIDENING
 - DEPRESSED CURB / SIDEWALK AT DRIVEWAY
 - REPLACE EXISTING DEPRESSED CURB & SIDEWALK WITH NEW 2.1M WIDE SIDEWALK TO CITY STANDARDS
 - ASPHALT DRIVE WAY WITH 150 BARRIER CURBS
 - BICYCLE PARKING SPACE
 - EXISTING FIRE HYDRANT
 - SHORT TERM LAY-BY PARKING
 - OUTLINE OF UNDERGROUND PARKING LEVEL
 - EXISTING RETAINING WALL
 - AIR INTAKE / EXHAUST GRILL
 - EXISTING TREE AREA TO REMAIN
 - EXISTING FENCE CHAIN LINK / BOARD
 - EXISTING TREE TO BE REMOVED
 - LOW CONCRETE SEAT WALL / LANDSCAPE WALL
 - SOFT LANDSCAPING
 - OUTLINE OF BUILDING ABOVE
 - BALCONY ABOVE
 - EXISTING BUILDING TO BE REMOVED
 - NATURAL GAS EQUIPMENT
 - STORM WATER TANK - SEE CIVIL PLAN
 - SIAMSESE CONNECTION
 - EXISTING CHAIN LINK FENCE TO BE REMOVED
 - EXISTING UTILITY STREET LIGHT / TRAFFIC POLE
 - EXISTING STONE WALL TO BE REFRUBISHED
 - 4.0 METRE WIDE FIRE ROUTE
 - PAD MOUNTED HYDRO TRANSFORMER
 - LOW RETAINING WALL
 - SEASONAL SNOW STORAGE
 - EXISTING UTILITY EQUIPMENT TO BE REMOVED
 - PODIUM LEVEL EXTERIOR AMENITY AREA
 - INTERIOR GARBAGE ROOM
 - PROPOSED BUILDING SERVICES, SEE CIVIL
 - RIVER ROCK SWALE, SEE CIVIL

- ### SITE PLAN SYMBOLS
- CONCRETE UNIT PAVERS SURFACE
 - CONCRETE WALK
 - ASPHALT DRIVEWAY
 - SOFT LANDSCAPING
 - BIKE RACK
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - COMMERCIAL DOOR / FIRE EXIT
 - PROPERTY LINE
 - CITY STREET LIGHTING

PROJECT INFORMATION

ZONING: Zoning By-Law 2008-250 R3K1631 AM102199

SITE AREA: 4,881.7 sq. m. (52,540 sq. ft.)

BUILDING HEIGHT - AM10: 30.0 m

BUILDING HEIGHT - R3K: 10.0 m

YARD SETBACK (ALL) - AM10: 0.0 m

FRONT YARD SETBACK - R3K: 6.0 m

INTERIOR YARD SETBACK - R3K - NORTH SIDE: 3.0 m

INTERIOR YARD SETBACK - R3K - SOUTH SIDE: 1.4 m

REAR YARD SETBACK - R3K: 6.0 m

PARKING AREA 'C': 1.2 per unit

VISITOR PARKING AREA 'C': 0.2 per unit

COMMERCIAL PARKING - RESTAURANT: 10 per 100m² of GFA

BICYCLE PARKING: 0.5 per unit

BICYCLE PARKING - COMMERCIAL: 1 per 250m² of GFA

AMENITY SPACE: 6.0 m² per unit

PROJECT STATISTICS

BUILDING HEIGHT: 88.0 m

BUILDING HEIGHT - STOREYS: 26

AVERAGE MEAN GRADE (GEO. ELEV.): 99.20

FRONT YARD SETBACK: 4.8 m

CORNER SIDE YARD SETBACK: 9.6 m

INTERIOR YARD SETBACK: 0.5 m

REAR YARD SETBACK: 10.9 m

GROSS BUILDING - AREAS

(CITY OF OTTAWA ZONING AREA)

PARKING LEVEL: 0.0 sq. m. (0.0 sq. ft.)

GROUND FLOOR: 567.4 sq. m. (6,107 sq. ft.)

2nd to 4th FLOOR: 3 x 1,022.6 sq. m. 3,067.8 sq. m. 33,021 sq. ft.

5th to 22nd FLOOR: 18 x 646.2 sq. m. 11,632.2 sq. m. 125,208 sq. ft.

23rd to 26th FLOOR: 4 x 591.1 sq. m. 2,364.4 sq. m. 23,728 sq. ft.

TOTAL AREA: 17,805 sq. m. 188,064 sq. ft.

TOWER FOOTPRINT: 793.40 sq. m. 8,540 sq. ft.

UNIT STATISTICS

ONE BEDROOM UNIT: 12

ONE BEDROOM + DEN UNIT: 18

TWO BEDROOM UNIT: 51

TWO BEDROOM + DEN UNIT: 136

TOTAL: 217

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE: -1.2 PER UNIT 260

VISITOR: -0.2 PER UNIT 43

COMMERCIAL RESTAURANT: -10 PER 100m² GFA 57

TOTAL: 360

PROVIDED

RESIDENCE: -1.0 PER UNIT 217

VISITOR: -0.2 PER UNIT 43

COMMERCIAL RESTAURANT: -10 PER 100m² GFA 57

TOTAL: 317

BICYCLE PARKING

REQUIRED

RESIDENCE: -0.5 PER UNIT 109

COMMERCIAL RESTAURANT: -1 PER 250m² GFA 2

TOTAL: 110

PROVIDED

PARKING LEVEL: -0.5 PER UNIT 109

EXTERIOR AT GRADE: 10

TOTAL: 119

LOT COVERAGE

PAVED SURFACE = 486.3 sq. m. 9.9%

BUILDING FOOTPRINT = 2,024.4 sq. m. 41.5%

LANDSCAPE OPEN SPACE = 2,171.0 sq. m. 44.5%

POPS = 200.0 sq. m. 4.1%

TOTAL = 4,881.7 sq. m. 100.0%

AMENITY SPACE

EXTERIOR AT GRADE = 700.0 sq. m.

1st FLOOR AMENITY ROOM = 90.0 sq. m.

2nd FLOOR EXTERIOR TERRACE = 520.0 sq. m.

PRIVATE TERRACE (2nd FLOOR) = 74.0 sq. m.

PRIVATE TERRACE (4th FLOOR) = 100.0 sq. m.

PRIVATE TERRACE (22nd FLOOR) = 30.0 sq. m.

PRIVATE BALCONIES = 1,065.0 sq. m.

TOTAL = 2,599.0 sq. m.

TOTAL COMMUNAL = 1,310.0 sq. m.

REQUIRED - 6.0M² PER UNIT (217) = 1,302.0 sq. m.

REQUIRED COMMUNAL @ 50% = 651.0 sq. m.

SOLID WASTE

217 UNITS

GARBAGE: 0.110 Y³ PER UNIT 24 Y³

RECYCLING - GMP: 0.018 Y³ PER UNIT 4 Y³

RECYCLING - FIBRE: 0.038 Y³ PER UNIT 8 Y³

ORGANICS: 1 - 240 L BIN PER PER 50 UNITS 5

PROJECT DEVELOPER

Bertone Development Corporation
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CONSTRUCTION MANAGER

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LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 20
CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
Prepared by Farley, Smith & Denis Surveying Ltd

URBAN PLANNER

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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 UNLESS 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 A300 SERIES.
 - INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
 - DETAIL NUMBER
 - TITLE
 - DETAIL REFERENCE PAGE
 - DETAIL CROSS REFERENCE PAGE

1 SITE PLAN
SP-1
SCALE = 1:150



KEY MAP

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