



**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
- CONCRETE/RETAINING 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
- HARD SURFACE WALKWAY
- RIVER STONE SPILLWAY
- 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	R3K1(631) AM10(2199)
SITE AREA	4,881.7 sq. m. (62,540 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	28
AVERAGE MEAN GRADE (GEO. ELEV.)	99.20
FRONT YARD SETBACK	3.4 m
CORNER SIDE YARD SETBACK	4.8 m
INTERIOR YARD SETBACK	0.5 m
REAR YARD SETBACK	11.0 m

  

<b>GROSS BUILDING - AREAS</b>	
(CITY OF OTTAWA ZONING AREA)	
PARKING LEVEL	0.0 sq. m. / 0.00 sq. ft.
GROUND FLOOR	614.8 sq. m. / 6,619 sq. ft.
2nd to 4th FLOOR	3 x 988.9 sq. m. / 2,966.6 sq. m. / 31,932 sq. ft.
5th to 22nd FLOOR	18 x 628.95 sq. m. / 11,321.2 sq. m. / 121,880 sq. ft.
23rd FLOOR	568.9 sq. m. / 6,087 sq. ft.
24th to 26th FLOOR	3 x 548.1 sq. m. / 1,644.4 sq. m. / 17,700 sq. ft.
MECHANICAL LEVEL	0.0 sq. m. / 0.00 sq. ft.
TOTAL AREA	17,093.9 sq. m. / 183,097 sq. ft.
TOWER FOOTPRINT	793.48 sq. m. / 8,541 sq. ft.

<b>UNIT STATISTICS</b>	
ONE BEDROOM UNIT	87
ONE BEDROOM + DEN UNIT	96
TWO BEDROOM UNIT	39
TWO BEDROOM + DEN UNIT	62
TOTAL	284

**CAR PARKING**

<b>REQUIRED BY ZONING BY-LAW</b>	
RESIDENCE	-1.2 PER UNIT / 305
VISITOR	-0.2 PER UNIT / 51
COMMERCIAL RESTAURANT	-10 PER 100m² GFA / 61
TOTAL	417
<b>PROVIDED</b>	
RESIDENCE	-0.7 PER UNIT / 177
VISITOR	-0.2 PER UNIT / 51
COMMERCIAL RESTAURANT	-10 PER 100m² GFA / 61
TOTAL	289

**BICYCLE PARKING**

<b>REQUIRED</b>	
RESIDENCE	-0.5 PER UNIT / 127
COMMERCIAL RESTAURANT	-1 PER 250m² GFA / 2
TOTAL	129
<b>PROVIDED</b>	
PARKING LEVEL	-1.0 PER UNIT / 254
EXTERIOR AT GRADE	10
TOTAL	264

**LOT COVERAGE**

PAVED SURFACE	486.3 sq. m. / 9.0%
BUILDING FOOTPRINT	2,080.7 sq. m. / 42.6%
LANDSCAPE OPEN SPACE	2,114.7 sq. m. / 43.4%
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 (2nd FLOOR)	30.0 sq. m.
PRIVATE BALCONIES	1,085.0 sq. m.
TOTAL	2,595.0 sq. m.
TOTAL COMMUNAL	1,310.0 sq. m.
REQUIRED - 6.0M² PER UNIT (254)	1,524.0 sq. m.
REQUIRED COMMUNAL @ 50%	762.0 sq. m.

**SOLID WASTE**

GARBAGE	0.110 Y² PER UNIT / 28 Y²
RECYCLING - GMP	0.018 Y² PER UNIT / 5 Y²
RECYCLING - FIBRE	0.038 Y² PER UNIT / 10 Y²
ORGANICS	1-240 L BIN PER PER 50 UNITS / 5

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 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

