



PROJECT INFORMATION		
Zoning By-law 2006-250 Consolidation	MD 550	SITE AREA 0.182 ha, 1,814.97 sq. m, (39,538 sq. ft.)
ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT - SCHEDULE 50, ABOVE SEA LEVEL	157.8m to 160.3m east	157.8m to 160.3m east
BUILDING HEIGHT - SIDEWALK ELEVATION (69.00m east)	88.55m to 91.08m	89.3m
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	2,472m ²	2,472m ²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	1,236m ²	1,236m ²
VEHICLE PARKING - RESIDENTIAL (AREA 'Z' - NOT REQUIRED)	0	154
VEHICLE PARKING - VISITOR 0.1 PER UNIT	41	41
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	206	242
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA	3	4
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m
AT GRADE PEDESTRIAN EASEMENT - FROM R.O.W.	1.5m	1.5m

NOTATION SYMBOLS:	
(01)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(02)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
(03)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON AR00 SERIES.
(04)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON AR00 SERIES.
(05)	INDICATES NUMBER
(06)	TITLE
(07)	DETAIL REFERENCE PAGE
(08)	DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:	
(A)	REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
(B)	FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON AR00 SERIES.
(C)	ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
(D)	ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
(E)	ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
(F)	ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

PROJECT STATISTICS	
GROSS BUILDING FLOOR AREA	
<small>(OTTAWA ZONING DEFINITION)</small>	
UGR PARKING LEVELS	000 sq. m, 000 sq. ft.
GROUND FLOOR	597.7 sq. m, 6,434 sq. ft.
2nd FLOOR	848.0 sq. m, 9,139 sq. ft.
3rd - 5th FLOOR	3 x 1,023.2 sq. m, 3,070.0 sq. m, 3,388 sq. ft.
6th FLOOR - AMENITY LEVEL	0.0 sq. m, 0.0 sq. ft.
7th to 24th FLOOR	18 x 879.86 sq. m, 15,821.2 sq. m, 170,288 sq. ft.
25th - 28th FLOOR	2 x 853.7 sq. m, 1,707.4 sq. m, 18,378 sq. ft.
27th FLOOR	722.5 sq. m, 7,777 sq. ft.
28th FLOOR	502.4 sq. m, 5,408 sq. ft.
TOTAL AREA ABOVE GRADE	23,297.3 sq. m, 250,770 sq. ft.
TOWER FOOTPRINT	1,029.0 sq. m, 11,336 sq. ft.

UNIT STATISTICS	
STUDIO UNIT	36
1 BEDROOM UNIT	324
2 BEDROOM UNIT	52
TOTAL	412
COMMERCIAL RETAIL UNIT	597.7 sq. m, 6,434 sq. ft.

CAR PARKING	
REQUIRED	
RESIDENCE	- AREA Z - NOT REQUIRED 0
VISITOR	- 0.1 PER UNIT (MAX. 30) 30
COMMERCIAL	- AREA Z - NON REQUIRED 0
TOTAL	30
PROVIDED	
RESIDENCE	- 0.51 PER UNIT (412 UNITS) 154
VISITOR	- 0.1 PER UNIT (412 UNITS) 30
TOTAL	195
STANDARD PARKING SPACE	2.6m X 5.2m 00
SMALL CAR PARKING SPACE	2.4m X 4.6m 00
ACCESSIBLE TYPE 'A'	3.4m X 5.2m 02
ACCESSIBLE TYPE 'B'	2.4m X 5.2m 02

BICYCLE PARKING	
REQUIRED	
RESIDENCE	- 0.5 PER UNIT (412 UNITS) 206
COMMERCIAL RETAIL	- 1.0 PER 250m ² OF G.F.A. 3
TOTAL	209
PROVIDED	
INTERIOR - GROUND + P1 LEVEL	242
EXTERIOR AT GRADE	6
TOTAL	248
HORIZONTAL (0.6m x 1.8m) - MIN. 50%	88
VERTICAL (0.5m x 1.5m)	88
STACKED (UPPER SPOT)	55

AMENITY SPACE	
2nd FL. PRIVATE TERRACE =	90.0 sq. m,
2nd FL. COMMUNAL INTERIOR =	74.0 sq. m,
2nd FL. COMMUNAL EXTERIOR =	154.0 sq. m,
6th FL. COMMUNAL INTERIOR =	672.0 sq. m,
6th FL. COMMUNAL EXTERIOR =	310.0 sq. m,
PRIVATE BALCONIES =	1,450.0 sq. m,
TOTAL =	2,760.0 sq. m,
TOTAL COMMUNAL =	1,240 sq. m,
REQUIRED - 6.0m ² PER UNIT (412) =	2,472 sq. m,
REQUIRED COMMUNAL @ 50% =	1,236 sq. m,

LOT COVERAGE	
PAVED SURFACE =	396.7 sq. m, 21.9%
BUILDING FOOTPRINT =	1,189.9 sq. m, 65.6%
LANDSCAPE OPEN SPACE =	228.37 sq. m, 12.5%
TOTAL =	1,814.97 sq. m, 100.0%

REFUGE REQUIREMENT (412 UNITS)	
GARBAGE	- 0.11 PER UNIT 46 YARDS
RECYCLING GMP	- 0.018 PER UNIT 8 YARDS
RECYCLING FIBER	- 0.038 PER UNIT 16 YARDS
COMPOST	- 240L PER 50 UNITS 9

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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PROJECT TITLE:
150 LAURIER AVENUE WEST

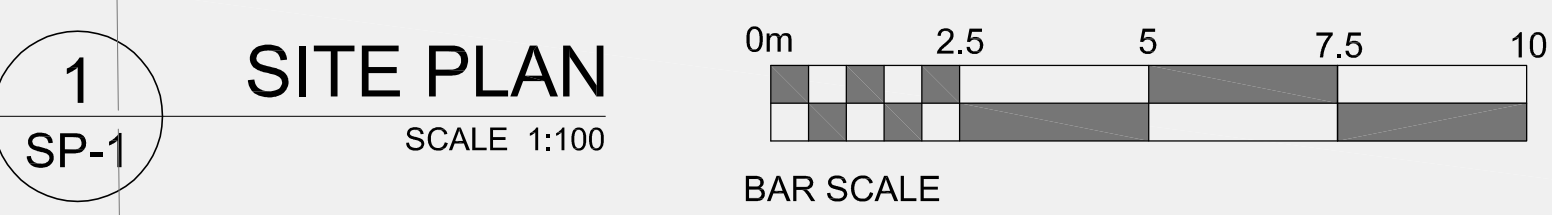
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: RV
CHECKED: R.V.

SCALE: 1:100
SHEET No.: SP-1

PROJECT No.: 1827



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

DRAWING NOTES

- PROPERTY LINE
- 1.5m AT GRADE PEDESTRIAN EASEMENT
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS THROUGH DRIVEWAY
- REPLACE EXISTING CONCRETE STREET CURB AND SIDEWALK TO CITY STANDARDS
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- REFUSE & LOADING 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
- 6th FLOOR AMENITY 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
- SIAMESE CONNECTION
- 150mm WIDE CONCRETE BARRIER CURB
- BICYCLE RACK, SEE LANDSCAPE FOR TYPE
- DECK DRAIN, SEE CIVIL
- R.O.W. WITH VARIES, 0.46m TO 0.55m

URBAN PLANNER

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PROJECT DEVELOPER

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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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