192 Bronson Ave.
Ottawa, ON
13-128

192 BRONSON AVENUE

Re-issued for SPA

11 August 2014

A000
TITLE PAGE

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DRAWING LIST

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A503	SHADOW STUDY: MARCH/SEPT. 21
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A600	AERIAL: BRONSON AVE., LOOKING SOUTH WEST
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2 A001 DRAWING LIST

ZONING TABLE

CURRENT ZONING	R5H H(19) R4T	PROGRAM	MIXED USE OCCUPANCY LEVEL P2 to P4: RESIDENTIAL PARKING LEVEL P1: RESIDENTIAL & VISITOR PARKING, & BICYCLE STORAGE GROUND LEVEL: RETAIL & RESIDENTIAL LOBBY AMENITY AND BICYCLE STORAGE LEVEL 02: AMENITY & RESIDENTIAL UNITS LEVEL 03 & 04: RESIDENTIAL UNITS LEVEL 05 : RESIDENTIAL UNITS LEVEL 06 TO 19: RESIDENTIAL UNITS LEVEL 20: RESIDENTIAL UNITS & MECHANICAL LEVEL 21: RESIDENTIAL UNITS		
SITE AREA TOTAL AREA FOR THE FOLLOWING ADDRESSES: 192 BRONSON AVENUE 196 BRONSON AVENUE 31 CAMBRIDGE ST. N.			2,433.51m² (26,194ft²) SURVEY BY STANTEC GEOMANTICS LTD. TEL (613) 722-4420 FAX (613) 722-0789	
NO. OF DWELLING UNITS			212 UNITS	
RETAIL AREA			149.9m² (1,613ft²)	
			REQUIRED	PROVIDED
PERCENTAGE OF SITE AS LANDSCAPED AREA (SITE AREA-GCA/SITE AREA= % LANDSCAPED			30% ZONE PROVISION (9), BY-LAW 2008-341	36% AT GRADE
HEIGHT AVERAGE GRADE TO ROOF T.O.S. (TOP OF SLAB)			CAMBRIDGE ST.: 14.50m BRONSON AVE.: 19.00m	68.32m (TOP OF SLAB) AVERAGE GRADE: = 80.38m
SETBACKS UNDER CURRENT ZONING			EAST (BRONSON AVE.): 3.00m WEST (CAMBRIDGE ST.): 3.00m NORTH : 1.50m : 2.50m above 11.00m on CAMBRDIGE : 6.00m when 21.00m in from CAMBRIDGE. SOUTH : 1.50m : 2.50m above 11.00m on CAMBRDIGE : 6.00m when 21.00m in from BRONSON	MIN. SETBACK EAST (BRONSON AVE.) 3.65m WEST (CAMBRIDGE ST.) 4.10m NORTH 9.20m SOUTH 0.00m
LOADING			0 REQUIRED WHEN RETAIL AREA IS LESS THAN 999 m²	NONE
AMENITY SPACE TOTAL: 6 SQ. M./UNIT OF WHICH 50% IS REQUIRED TO BE COMMUNAL			TOTAL: 1,266m² COMMUNAL: 633m²	TOTAL: 3,958.3m² TOTAL COMMUNAL AREA: 1,174.5m² INTERIOR: 234.8m² (GROUND & LV 02) TERRACE: 258.7m² (LEVEL 02) URBAN PARK : & BRONSON AREA 681.0m² TOTAL PRIVATE AREA: 2,783.8m² PRIVATE YARDS: 144.2m² PRIVATE BALCONIES: 1,824.9m² PRIVATE TERRACES: 814.7m²
PARKING	RESIDENTIAL: 0.5 SPACES PER UNIT minus 10% (to a max. 20 spaces) per Section 101(6) VISITOR: 0.083 PER UNIT (AFTER THE FIRST 12 UNITS) RETAIL: PROPOSED TM ZONE: 0 SPACES FOR 150m2 OF RETAIL GFA OR LESS		TOTAL SPACES: 113 SPACES RESIDENTIAL: 106 SPACES minus 10 SPACES VISITOR: 17 SPACES RETAIL: 0 SPACES PER TM ZONE	TOTAL PROVIDED: 192 SPACES RESIDENTIAL: 170 SPACES SMALL CARS: 5 SPACES VISITOR: 17 SPACES RETAIL: 0 SPACES
BICYCLE PARKING	RESIDENTIAL: 0.5 SPACES PER UNIT RETAIL: 1 PER 250m2 FOR RETAIL, RESTAURANT OR RETAIL FOOD STORE 50% CAN BE VERTICAL 25% MUST BE PROVIDED INDOORS		TOTAL SPACES: 107 SPACES RESIDENTIAL: 106 SPACES RETAIL: 1 SPACES	TOTAL PROVIDED IN LOCKERS: 135 SPACES RESIDENTIAL: 61 LOCKERS, AT GROUND LEVEL 62 LOCKERS, AT LEVEL P1 RETAIL: 12 SPACES (6 'BIKE' BIKE RACKS AT SIDEWALK)
TOTAL DEDUCTIONS TOTAL GROSS FLOOR AREA (TO THE INSIDE OF THE EXTERIOR WALL)			REFER TO GFA TABLE ON A002	TOTAL DEDUCTIONS: 2,895m² TOTAL GROSS FLOOR AREA: 13,553m²

1 A001 ZONING TABLE

DRAWING NO. A001

TITLE DRAWING LIST & ZONING TABLE

PROJECT NO. 13-128

SCALE NTS

DATE SEPT 13, 2013

AUGUST 11 2014

DATE

2. RE-ISSUED FOR SPA

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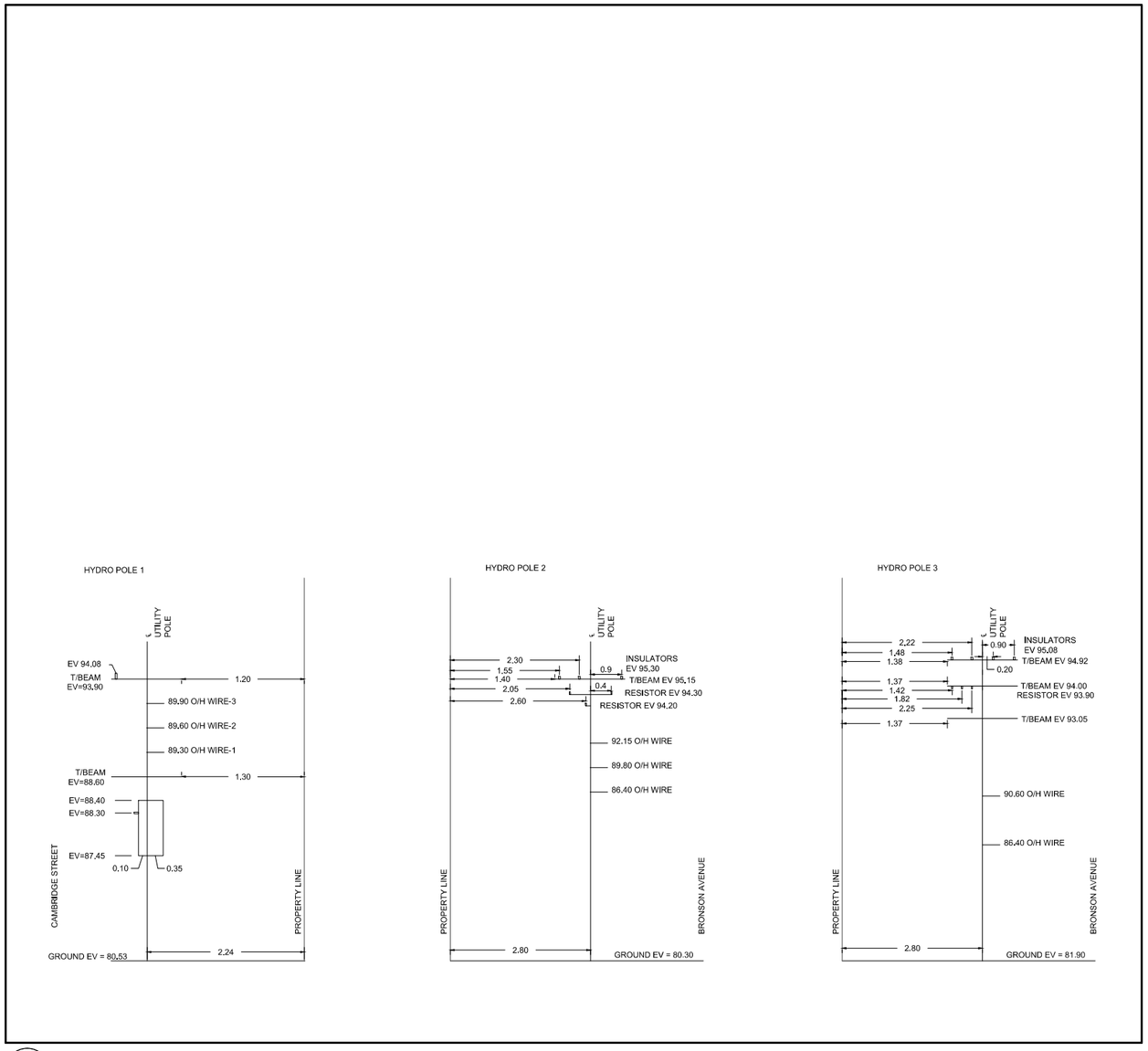
FLOOR LEVEL	FLOOR PLATE (int. of outside wall)		NO. OF FLOORS	FLOOR PLATE subtotal	
	ft^2	m^2		ft^2	m^2
LEVEL 1	15,748	1,463.0	1	15,748	1,463.0
LEVEL 2	8,078	750.5	1	8,078	750.5
LEVEL 3	12,430	1,154.8	1	12,430	1,154.8
LEVEL 4	11,573	1,075.2	1	11,573	1,075.2
LEVEL 5	6,865	637.8	1	6,865	637.8
LEVEL 6-19	8,098	752.3	14	113,368	10,532.2
LEVEL 20 MECH.	5,141	477.6	1	5,141	477.6
LEVEL 21	3,842	356.9	1	3,842	356.9
SUBTOTAL GFA Above Grade (Parking N.I.)			**21**	**177,045**	**16,448.0**
*** GFA FOR MEZZANINE EXCLUDES OPEN TO BELOW**					

3 A002 FLOOR PLATE AREA TABLE (MEASURED TO INTERIOR OF OUTSIDE WALL)



2 A002 HYDRO POLE DETAIL (FROM SURVEY)

FLOOR LEVEL	DEDUCTION TYPE																													
	MECH. / ELEC.		ELEVATOR		LOBBY/ VEST/OFF		MAIL ROOM		LOADING/MOVING		GARBAGE /VOID		STAIRS		CORRIDORS		RAMP		AMENITY		STORAGE/LOCKERS		SUBTOTAL		NO. OF FLOORS	TOTAL DEDUCTIONS		TOTAL GFA	
		m^2		m^2		m^2		m^2		m^2		m^2		m^2		m^2		m^2				m^2		m^2		ft^2	m^2	ft^2	m^2
LEVEL 1		5.4		12.6		94.0		8.0		0.0		121.2		47.2		63.1		169.0		123.8		198.20		842.5	1	9,069	842.5	6,679	621
LEVEL 2		25.1		12.6		21.7						0.0		26.5		75.5				111.00				272.4	1	2,932	272.4	5,146	478
LEVEL 3		5.3		12.6								3.0		22.4		81.3								124.6	1	1,341	124.6	11,089	1,030
LEVEL 4		5.3		12.6								3.0		48.9		80.1						0.00		149.9	1	1,614	149.9	9,960	925
LEVEL 5		5.3		12.6								3.2		21.8		39.8								82.7	1	890	82.7	5,975	555
LEVEL 6-19		5.3		12.6								3.0		21.8		42.4								85.1	14	12,827	1191.7	100,541	9,341
LEVEL 20 MECH.		119		12.6								3.0		21.8		38.1								194.5	1	2,094	194.5	3,047	283
LEVEL 21		2.2		12.6								0.0		21.8		0								36.6	1	394	36.6	3,447	320
OTTAWA ZONING GFA																									21	31,161	2,895	**145,883**	**13,553**

1 A002 GROSS FLOOR AREA TABLE

TITLE
GFA TABLE
HYDRO POLE DETAIL

PROJECT NO. 13-128

SCALE NTS

DATE SEPT 13, 2013

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2. RE-ISSUED FOR SPA — AUGUST 11 2014

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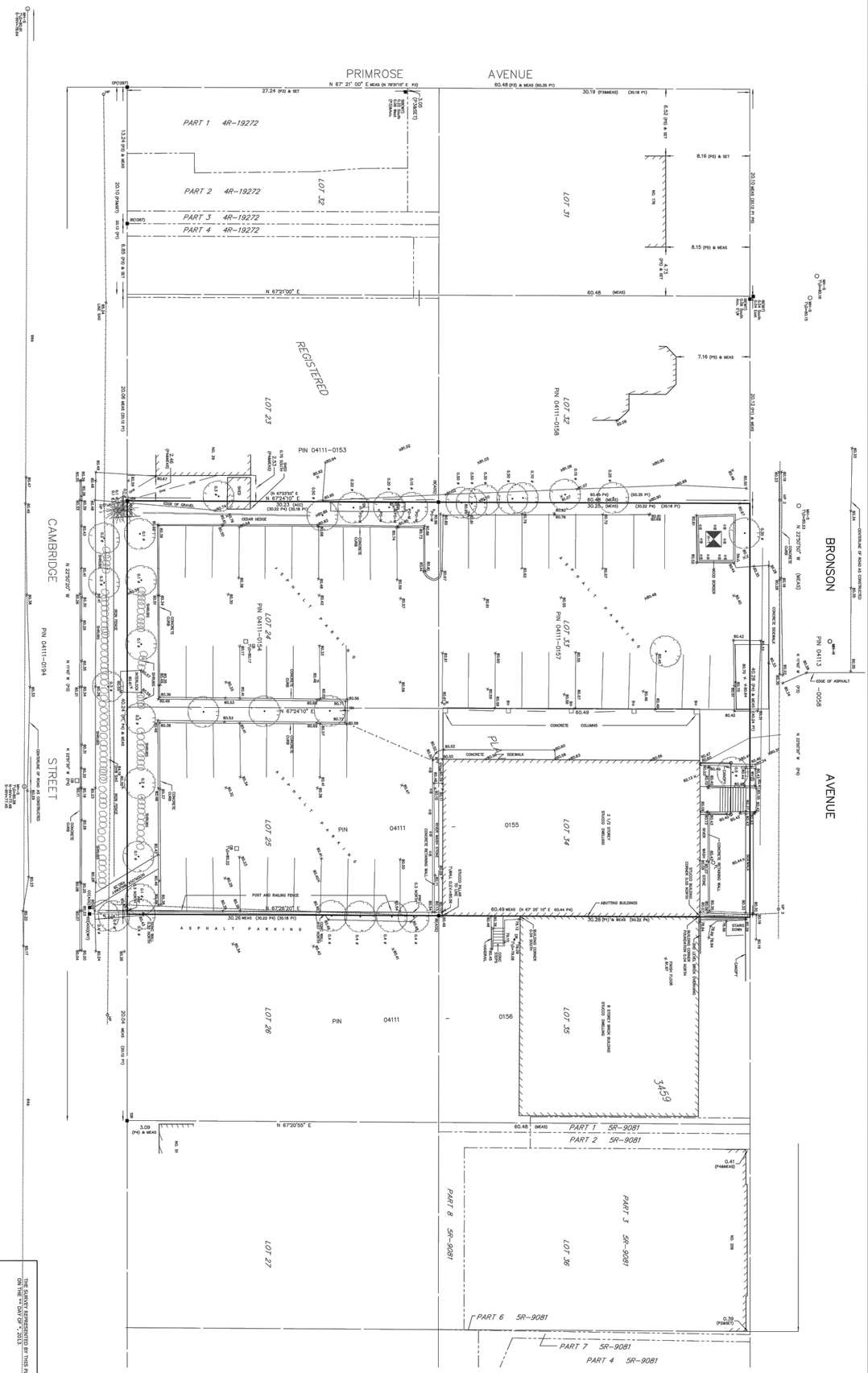

TOPOGRAPHIC PLAN of

PART OF LOT
CONCESSION
REGISTERED PLAN
GEOGRAPHIC TOWNSHIP OF
CITY OF OTTAWA

Stantec Geomatics Ltd.

Scale 1 : 150

BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS DERIVED FROM NAD83 (CSRS) (1997.0) OBSERVATIONS FROM MONUMENTS X (X X.XXX E X.XXX) AND X (X X.XXX E X.XXX) AS SHOWN ON PLAN X-XXXXXXX, AND ARE REFERRED TO THE CENTRAL MERIDIAN FOR 76° 30' WEST (LONGITUDE OF ZONE 9 OF THE 3° MTM HORIZONTAL CONTROL MONUMENTS X (X X.XXX E X.XXX) AND X (X X.XXX E X.XXX) AS SHOWN ON PLAN X-XXXXXXX, AND ARE REFERRED TO THE CENTRAL MERIDIAN FOR 76° 30' WEST (LONGITUDE OF ZONE 9 OF THE 3° MTM OFFICIAL COORDINATE SYSTEM, NAD83 (ORIGINAL).

BEARING NOTE

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BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE 77 MERIDIAN OF LONGITUDE, ADJUSTED TO NAD83 (CSRS) (1997.0).

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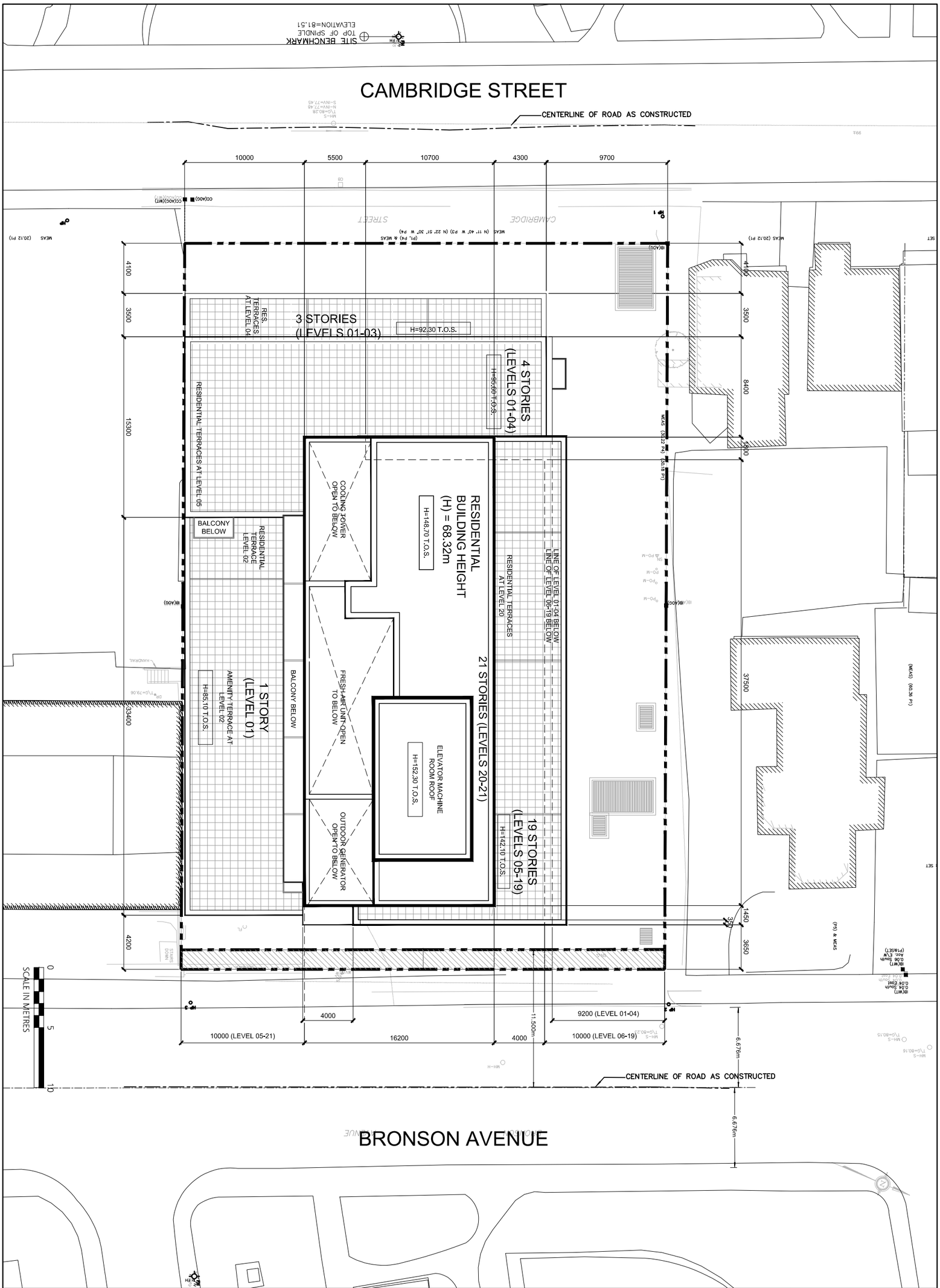

192 BRONSON AVE.	ONTARIO ASSOCIATION of ARCHITECTS BABAK ESLAHJOU LICENCE 4706	TITLE: ZONING PLAN	N
192 BRONSON AVE. OTTAWA, ON		PROJECT NO.: 13-128	
		SCALE: 1:300	DATE: SEPT 13, 2013
			DRAWING NO.: A102

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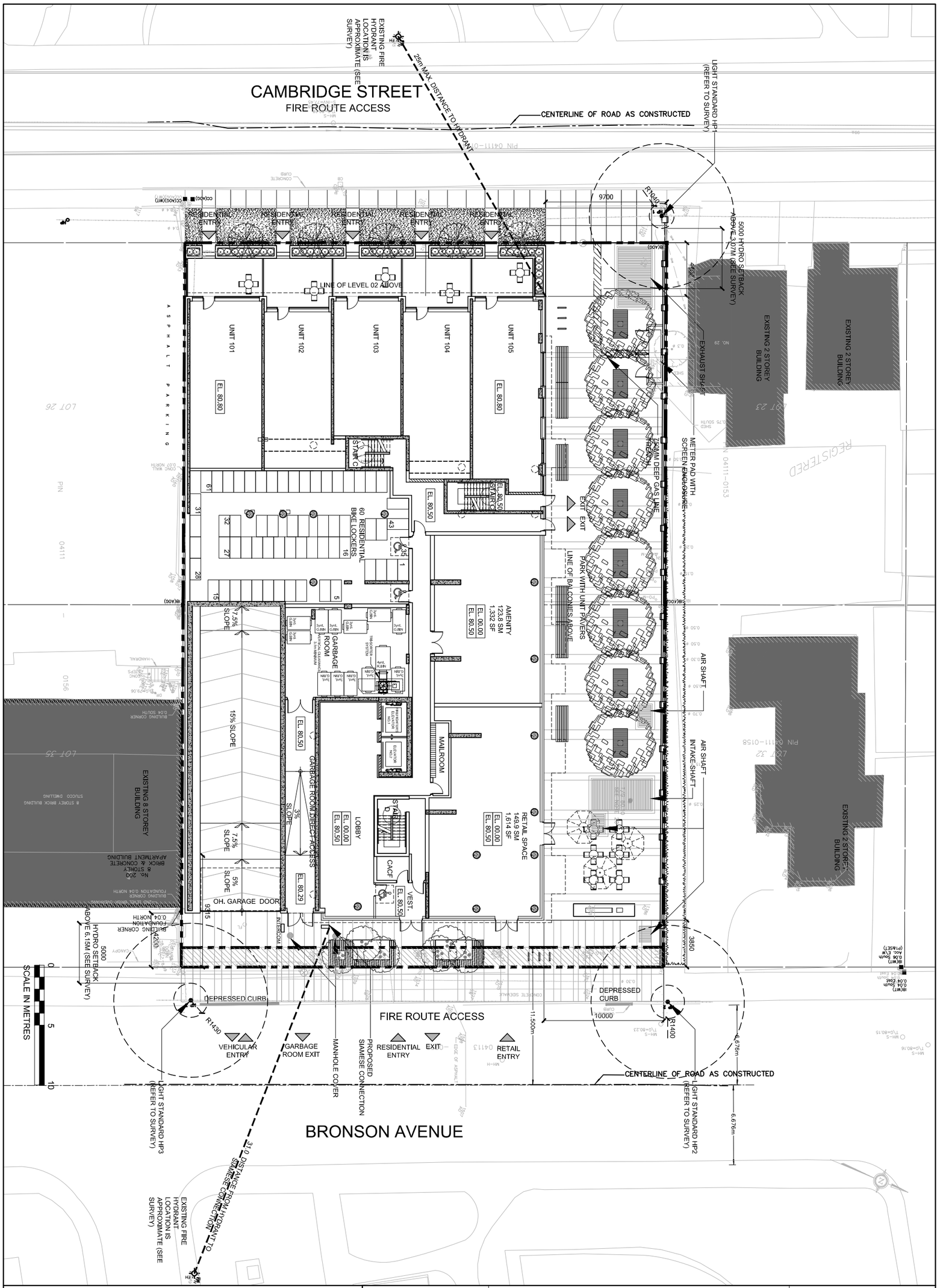

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TITLE
GROUND CONTEXT PLAN

PROJECT NO.
13-128

SCALE
1:300

DATE
SEPT 13, 2013

DRAWING NO.
A103

No.	TITLE	DATE
2.	RE-ISSUED FOR SPA	AUGUST 11 2014

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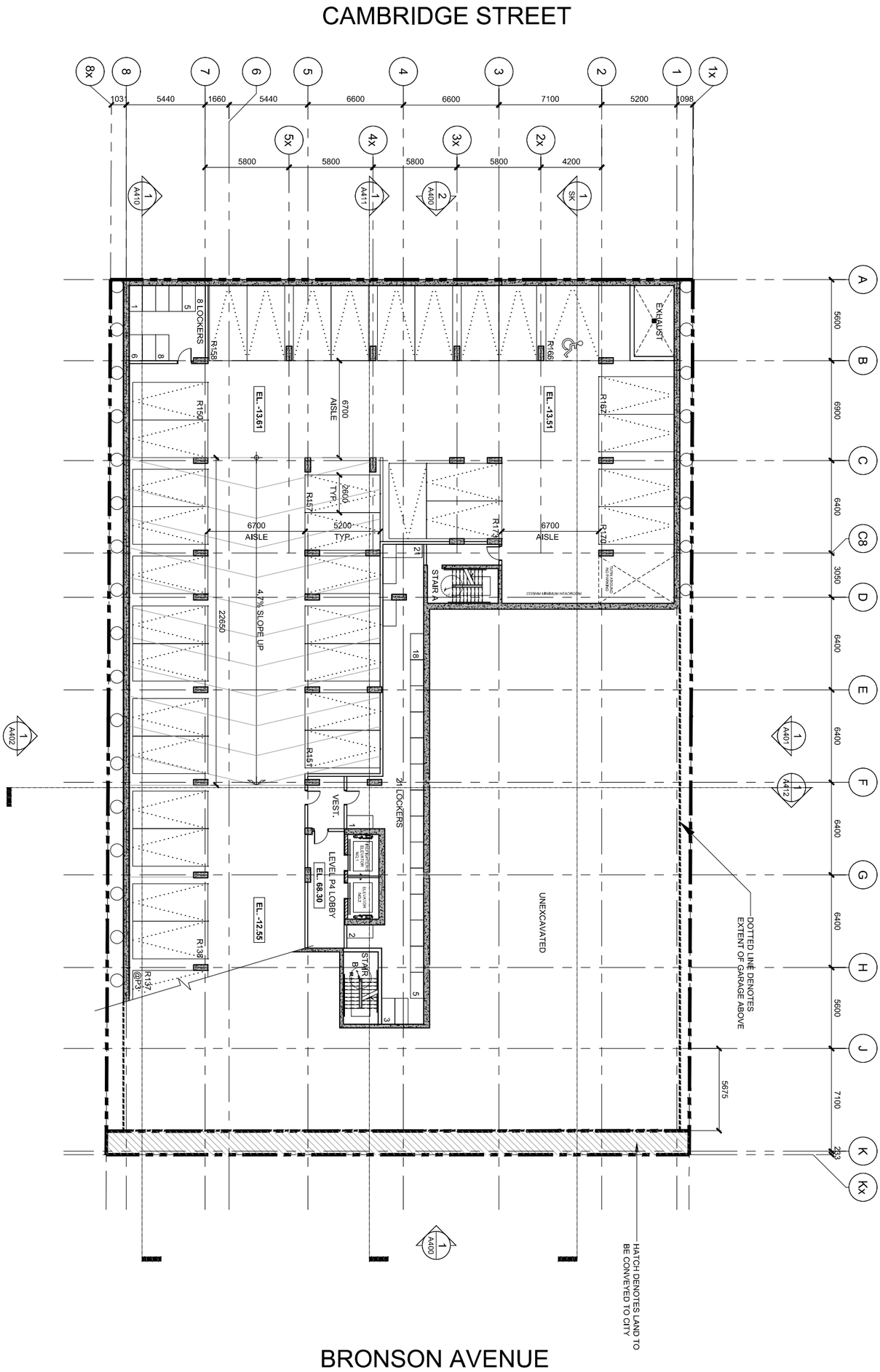
RESIDENTIAL PARKING: 36 SPACES
LOCKERS: 29 UNITS



192 BRONSON AVE.		TITLE LEVEL P4	
		PROJECT NO. 13-128	
192 BRONSON AVE. OTTAWA, ON		SCALE 1:300	DATE SEPT 13, 2013
			DRAWING NO. A200
	2.	RE-ISSUED FOR SPA	AUGUST 11 2014
	No.	TITLE	DATE

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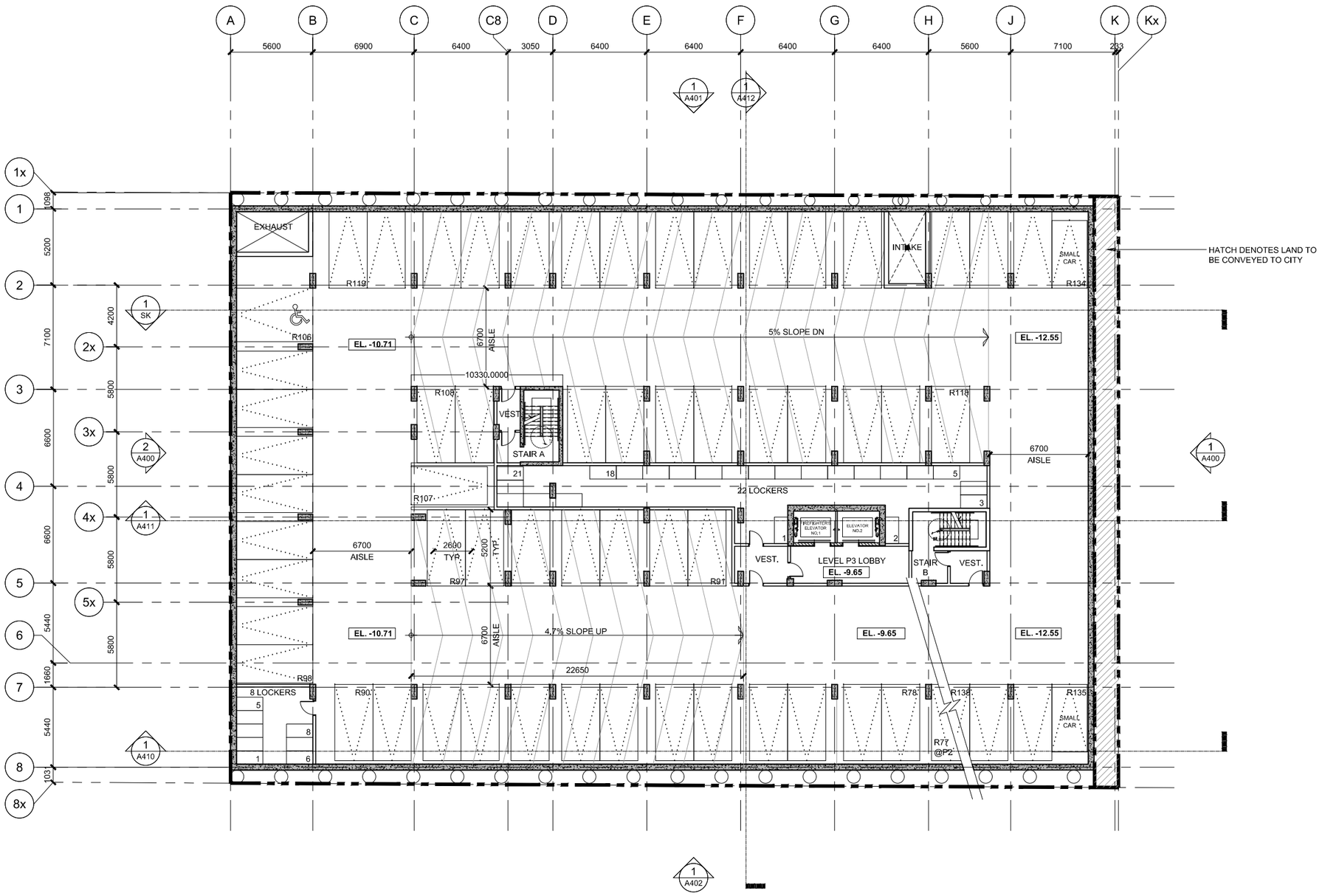

RESIDENTIAL PARKING: 61 SPACES
LOCKERS: 30 UNITS

N

DRAWING NO. A201

No.	TITLE	DATE
2.	RE-ISSUED FOR SPA	AUGUST 11 2014

SCALE 1:300

DATE SEPT 13, 2013

PROJECT NO. 13-128

TITLE LEVEL P3

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192 BRONSON AVE. OTTAWA, ON

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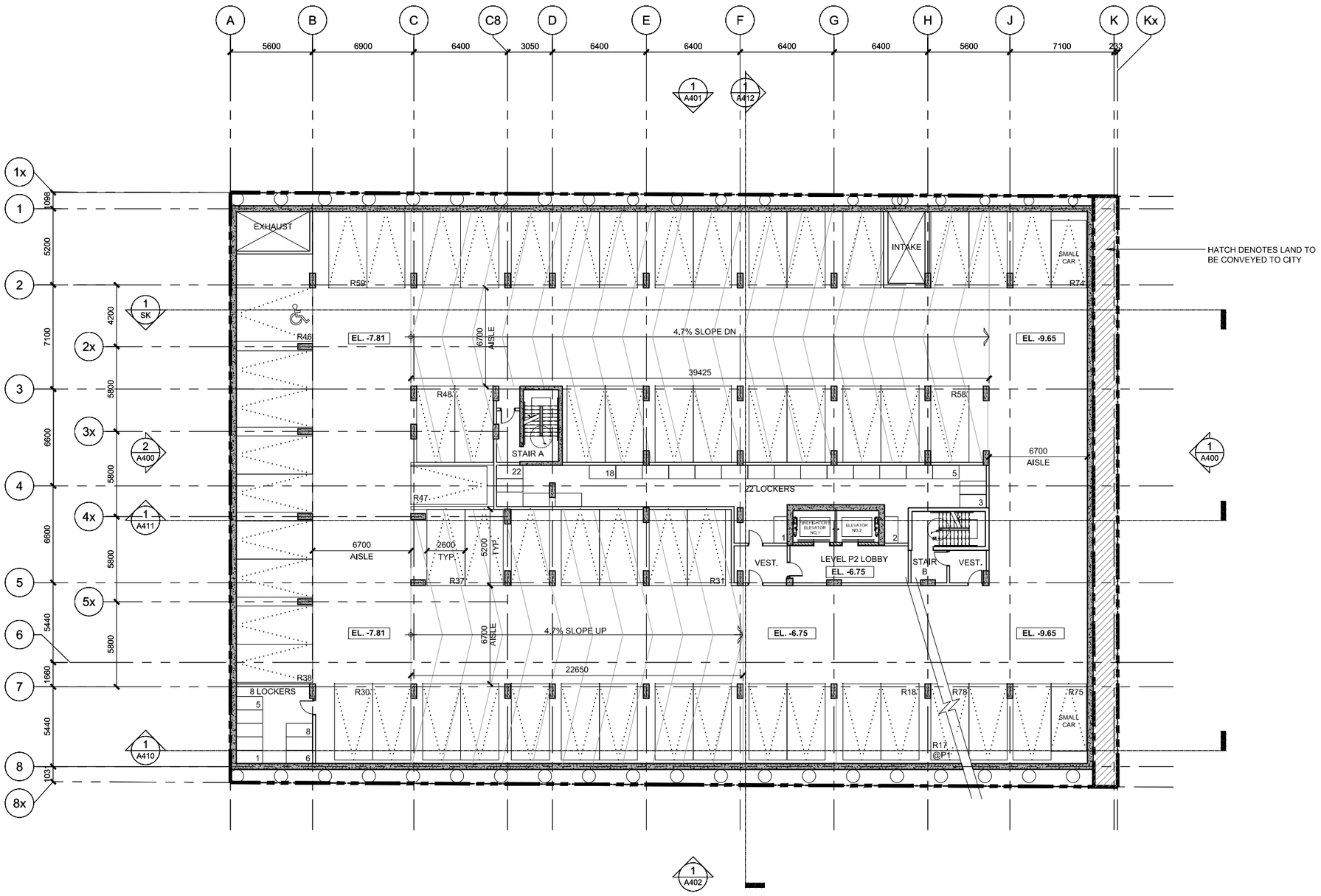

RESIDENTIAL PARKING: 61 SPACES
LOCKERS: 30 UNITS

N

DRAWING NO. A202

TITLE LEVEL P2

PROJECT NO. 13-128

SCALE 1:300

No.	TITLE	DATE
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		SEPT 13, 2013

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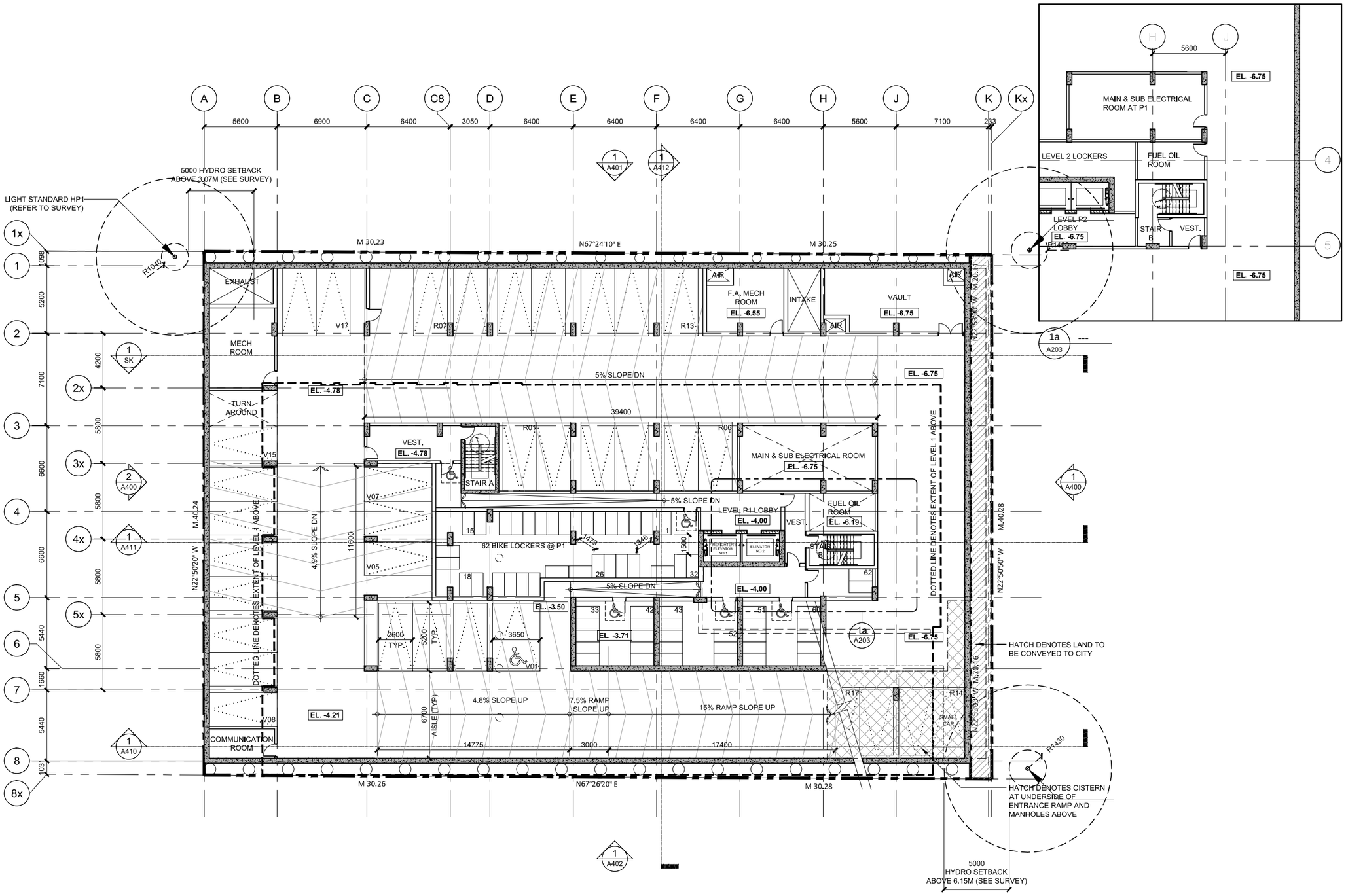

RESIDENTIAL PARKING: 17 SPACES
VISITOR PARKING: 17 SPACES
LOCKERS: 62 UNITS

N

DRAWING NO. A203

TITLE LEVEL P1

PROJECT NO. 13-128

SCALE 1:300

No.	TITLE	DATE
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		SEPT 13, 2013

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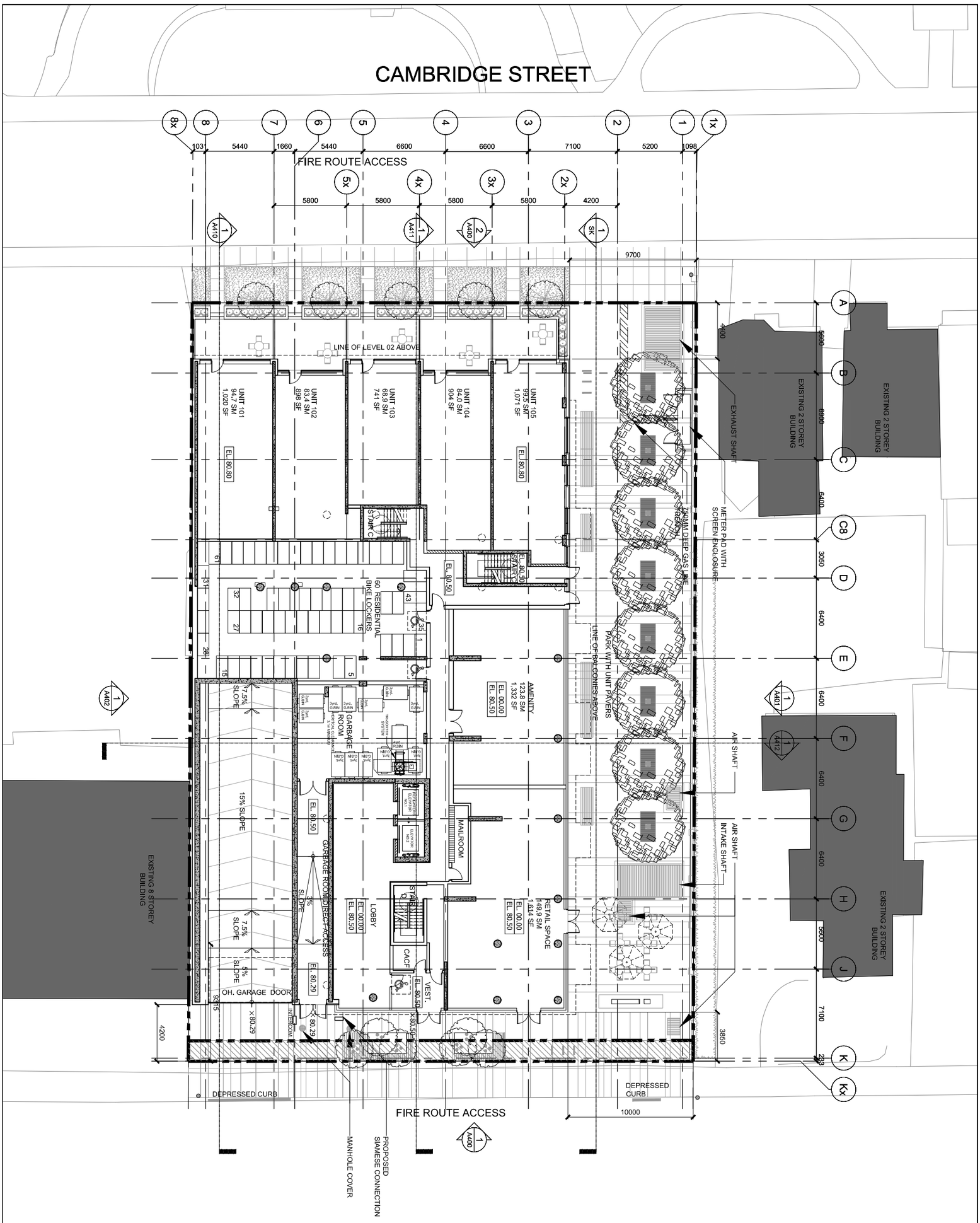

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TITLE
LEVEL 01

PROJECT NO.
13-128

SCALE
1:300

DATE
SEPT 13, 2013

DRAWING NO.
A204

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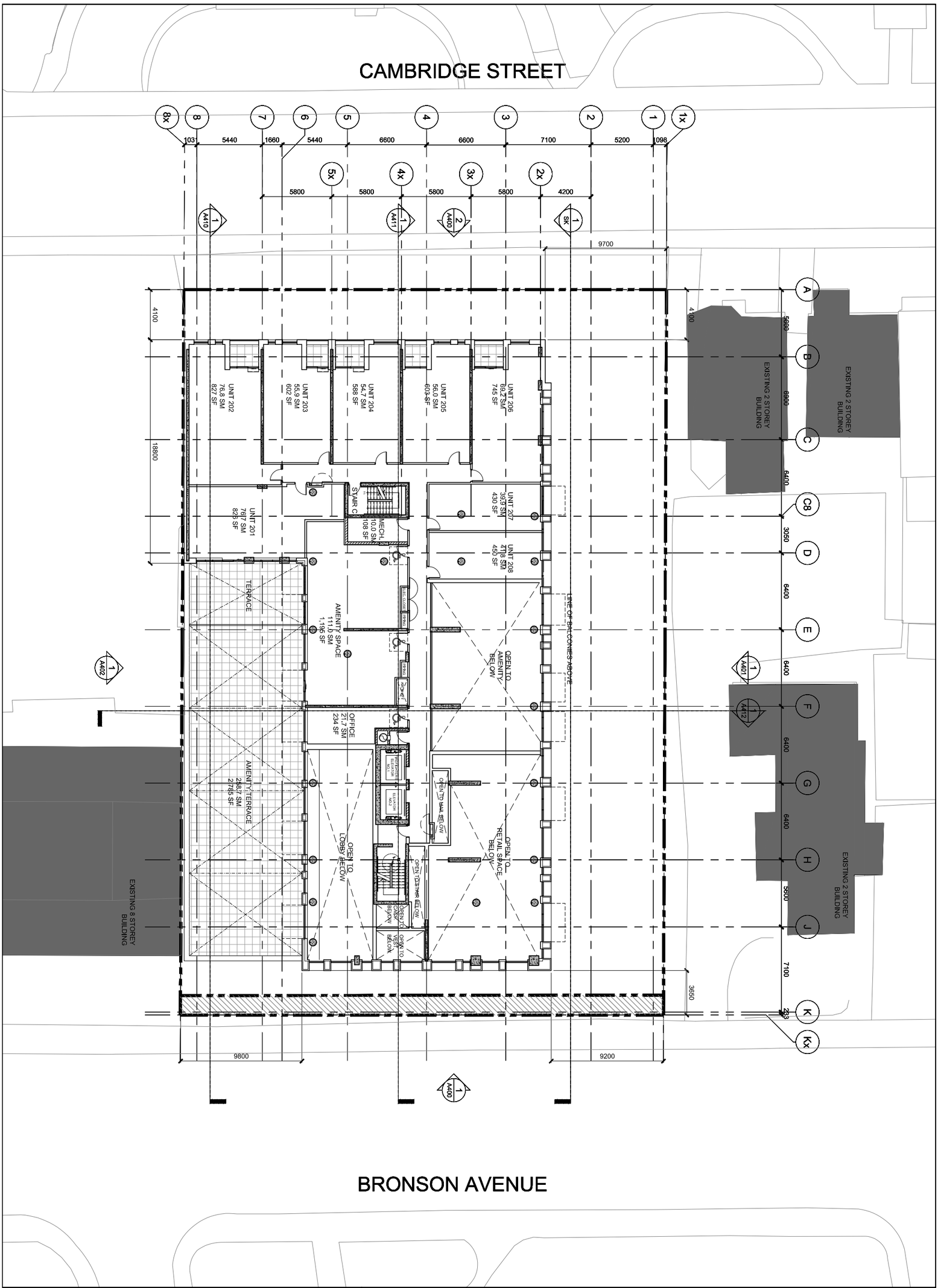

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TITLE
LEVEL 02

PROJECT NO.
13-128

SCALE
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No.	TITLE	DATE
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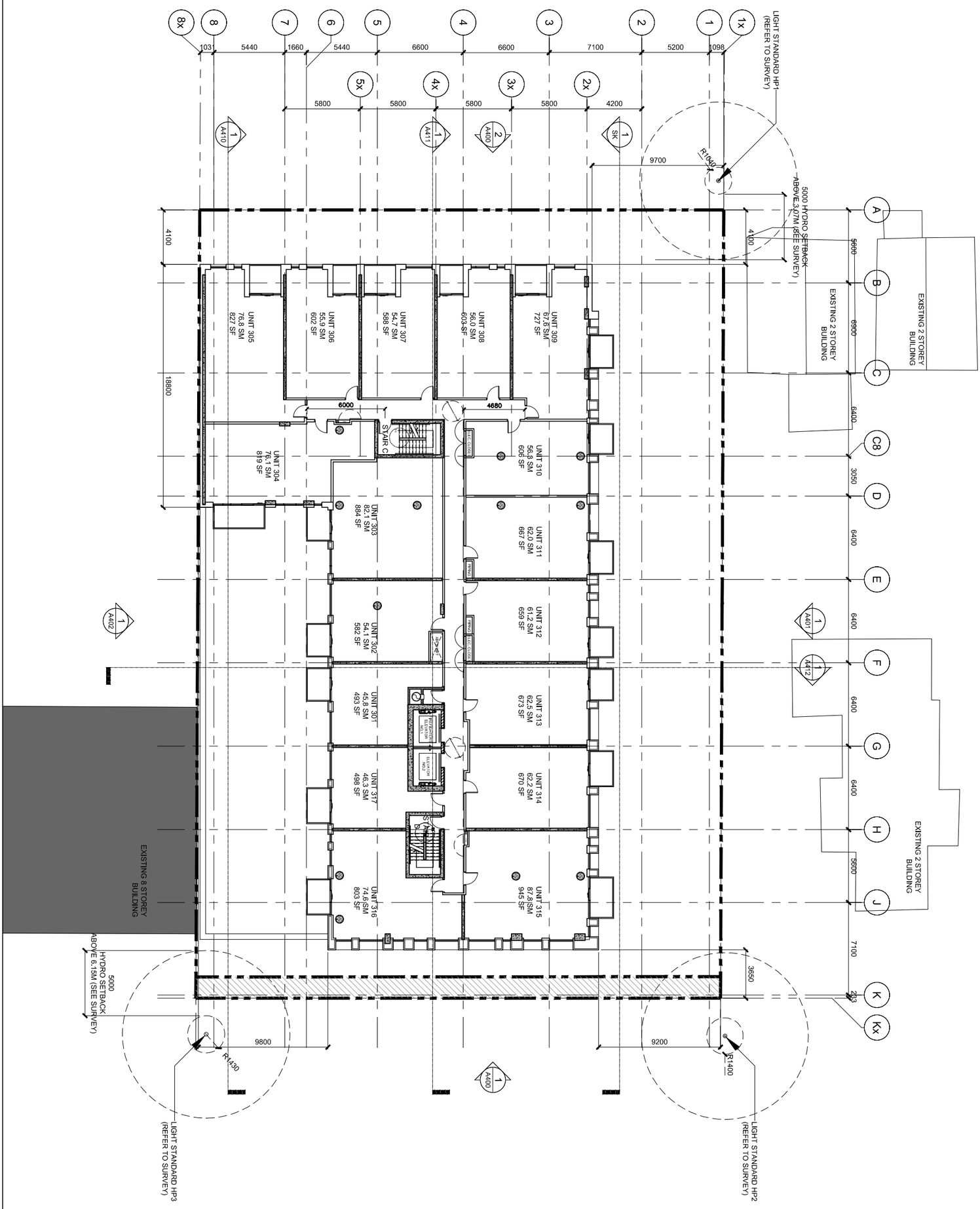

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TITLE
LEVEL 03

PROJECT NO.
13-128

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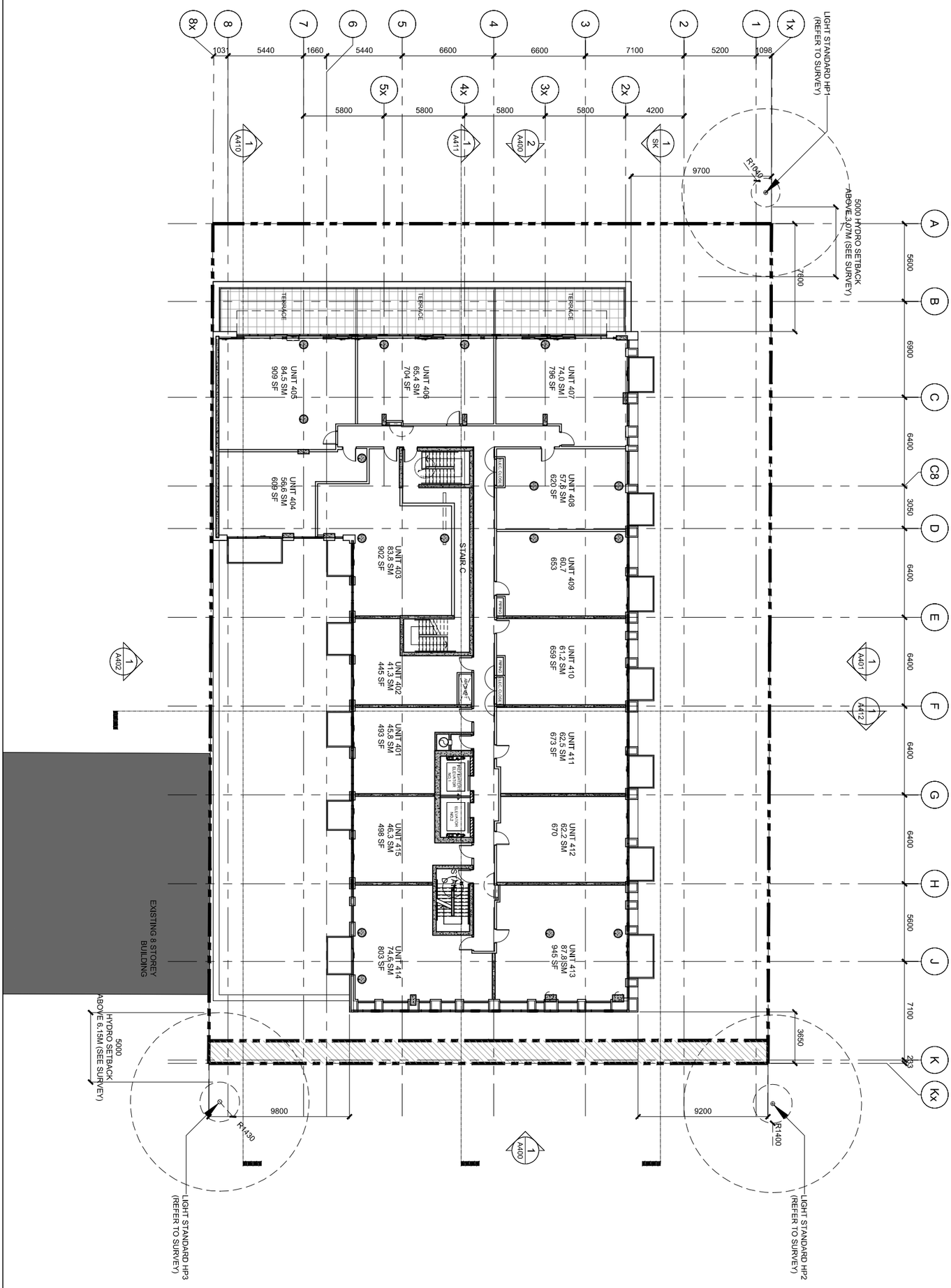

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TITLE
LEVEL 04

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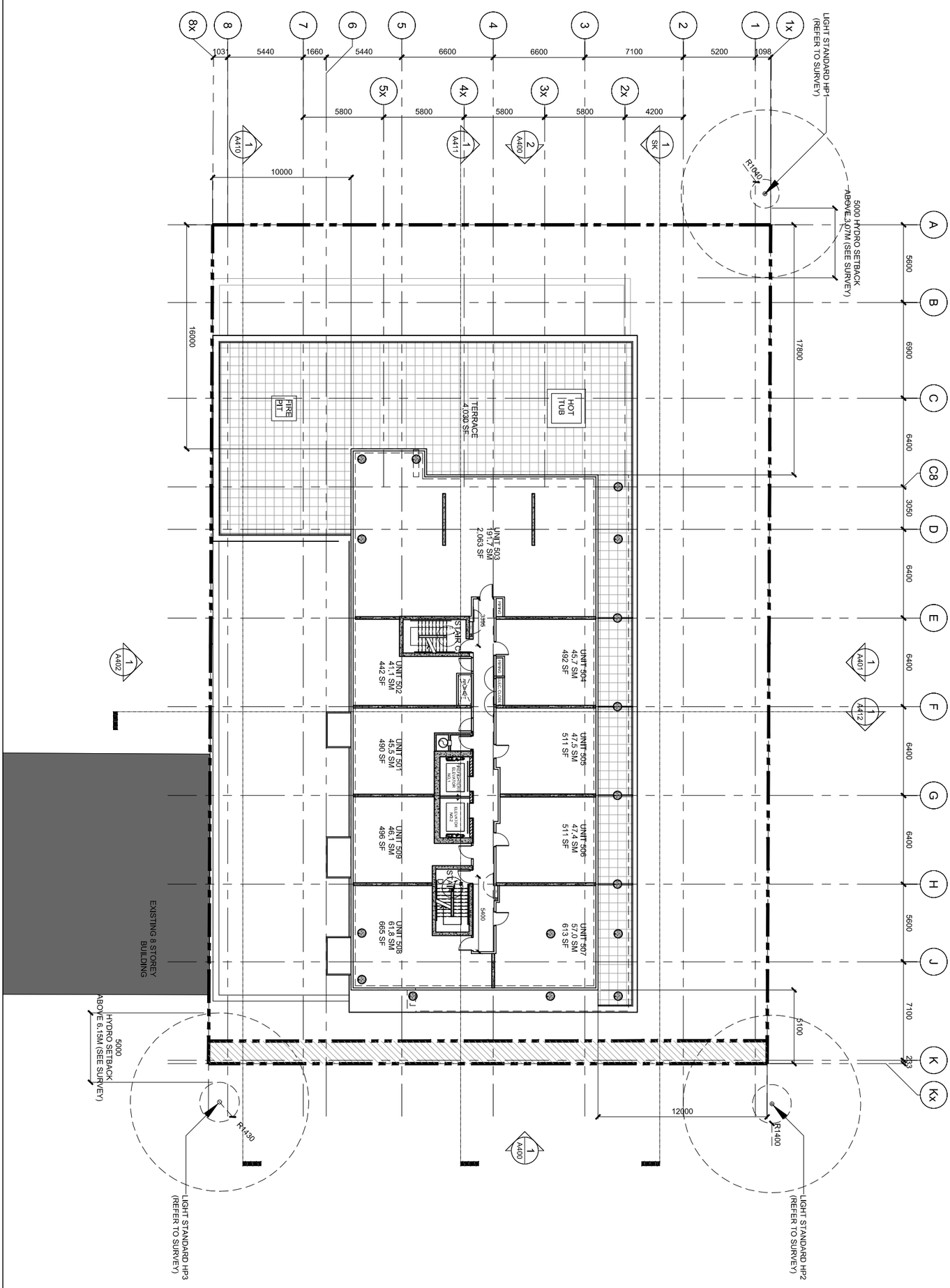

192 BRONSON AVE.	TITLE: LEVEL 05		
192 BRONSON AVE. OTTAWA, ON	PROJECT NO. 13-128		
	SCALE 1:300	DATE SEPT 13, 2013	DRAWING NO. A208
	2. RE-ISSUED FOR SPA	AUGUST 11 2014	
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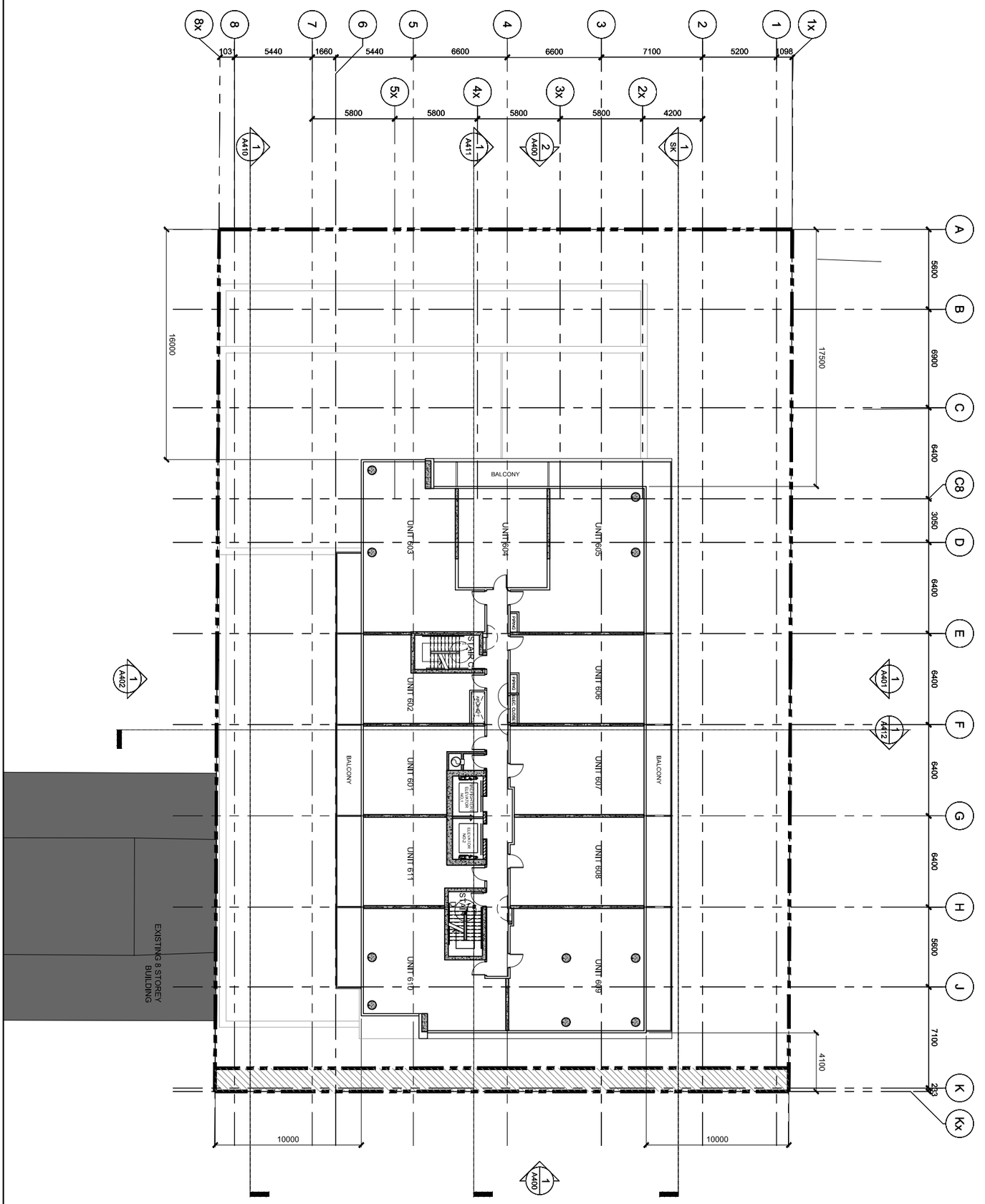

192 BRONSON AVE.

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TITLE
LEVEL 06

PROJECT NO.
13-128

SCALE 1:300

DATE SEPT 13, 2013

DRAWING NO.
A209

N

CORE

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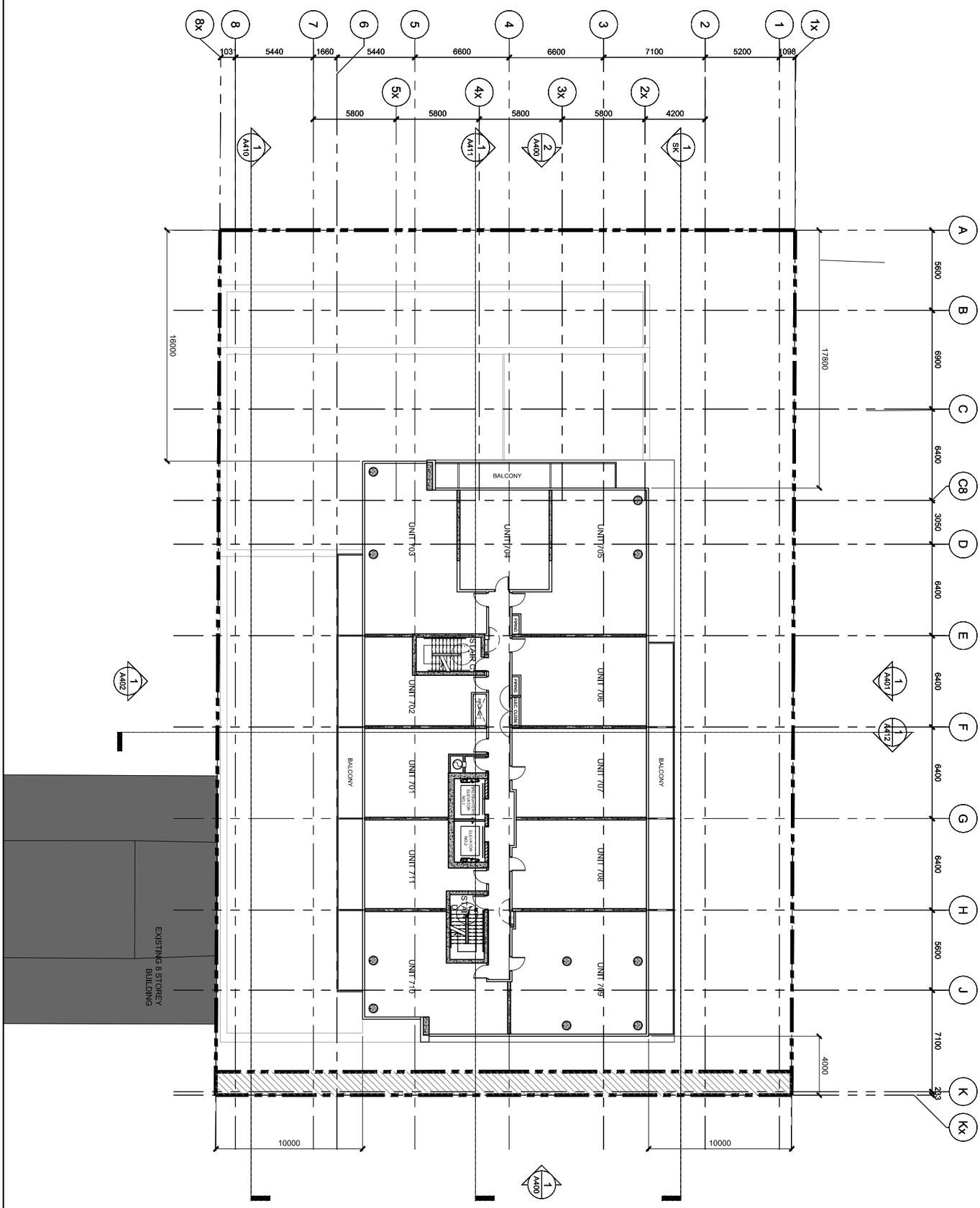
Fax 416 343 0401
info@corearchitects.com
COREARCHITECTS.COM

No.	TITLE	DATE
2.	RE-ISSUED FOR SPA	AUGUST 11 2014



192 BRONSON AVE.

192 BRONSON AVE. OTTAWA, ON

ONTARIO ASSOCIATION OF ARCHITECTS
BABAK ESLAHJOU
LICENCE
4706

TITLE
LEVEL 07-19

PROJECT NO.
13-128

SCALE 1:300

DATE SEPT 13, 2013

DRAWING NO.
A210

N

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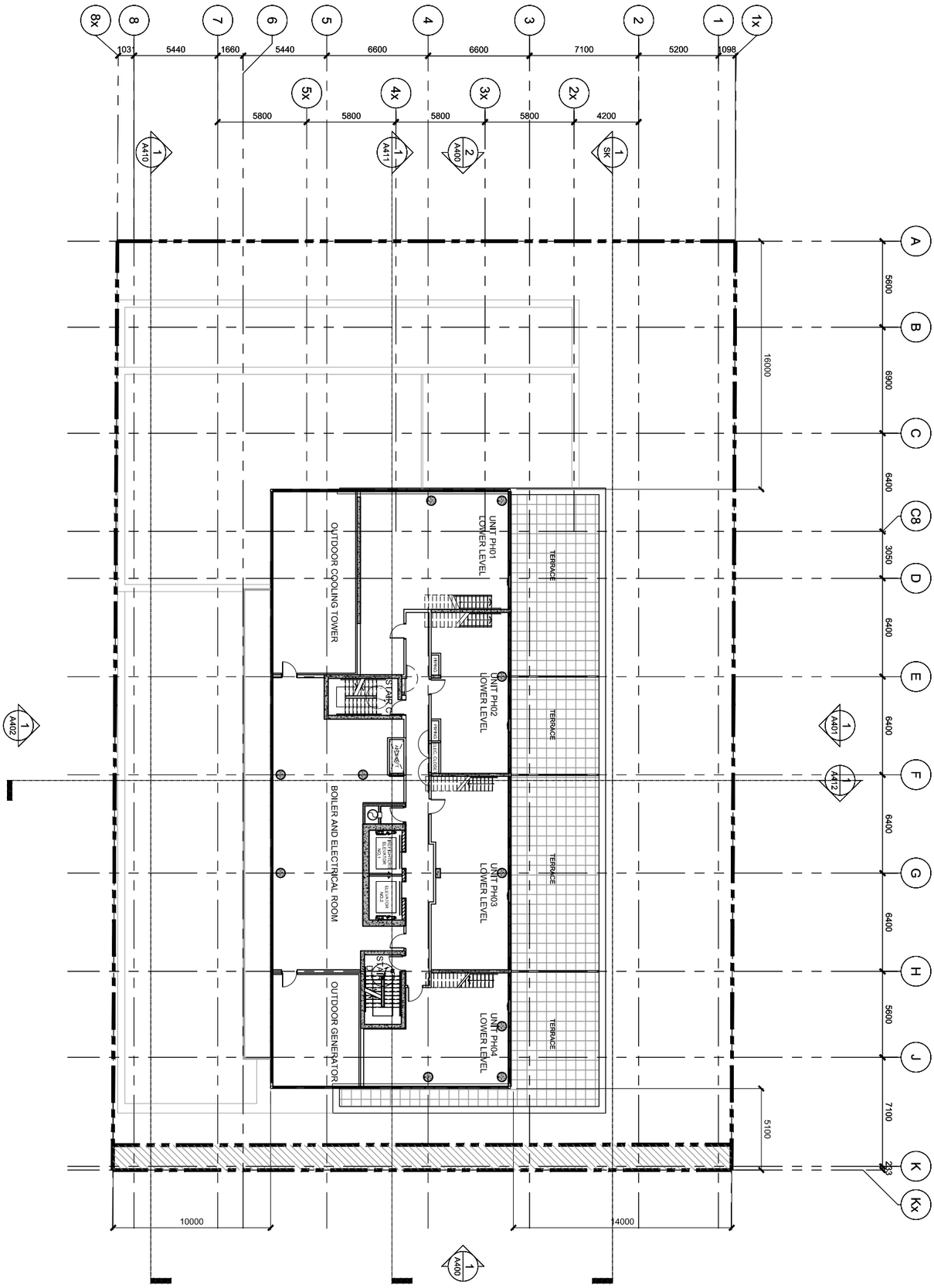
2.	RE-ISSUED FOR SPA	AUGUST 11 2014



192 BRONSON AVE.

192 BRONSON AVE. OTTAWA, ON

ONTARIO ASSOCIATION OF ARCHITECTS
BABAK ESLAHJOU
LICENCE
4706

TITLE
LEVEL 20 MECHANICAL

PROJECT NO.
13-128

SCALE 1:300

DATE SEPT 13, 2013

DRAWING NO.
A211

N

CORE

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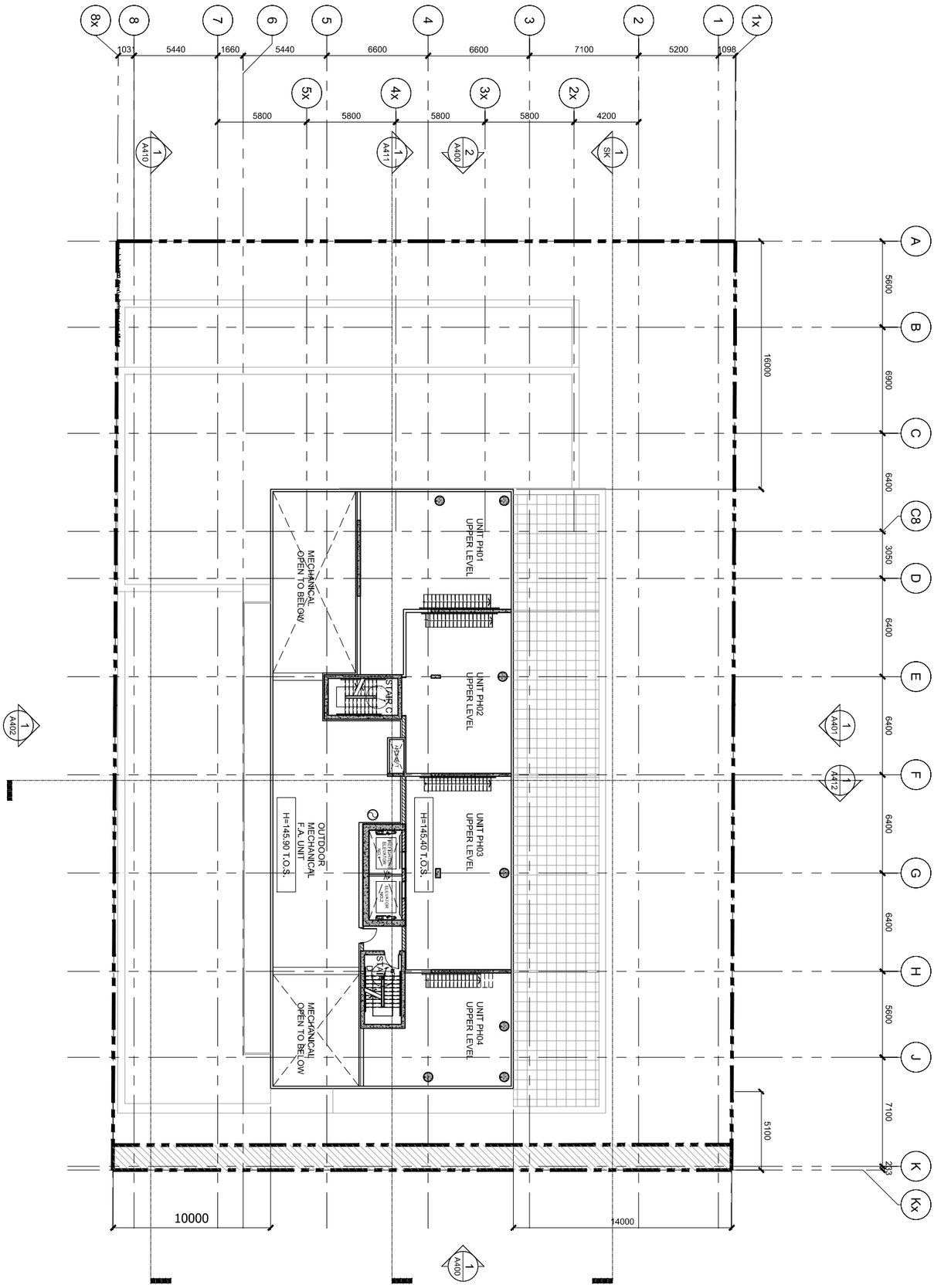
No.	TITLE	DATE
2.	RE-ISSUED FOR SPA	AUGUST 11 2014



192 BRONSON AVE.

192 BRONSON AVE. OTTAWA, ON

ONTARIO ASSOCIATION OF ARCHITECTS
BABAK ESLAHJOU
LICENCE
4706

TITLE
LEVEL 21

PROJECT NO.
13-128

SCALE
1:300

DATE
SEPT 13, 2013

DRAWING NO.
A212

N

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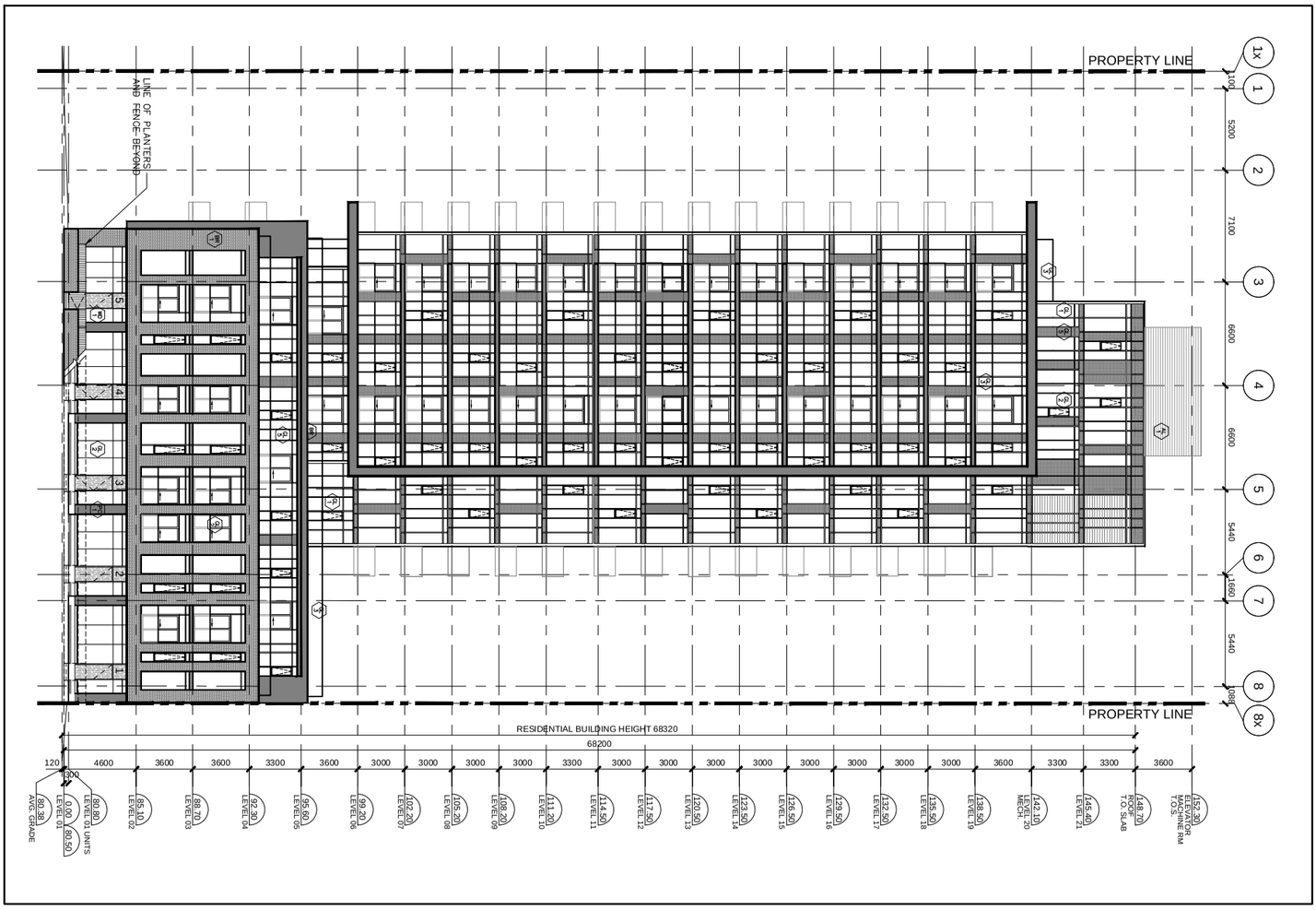
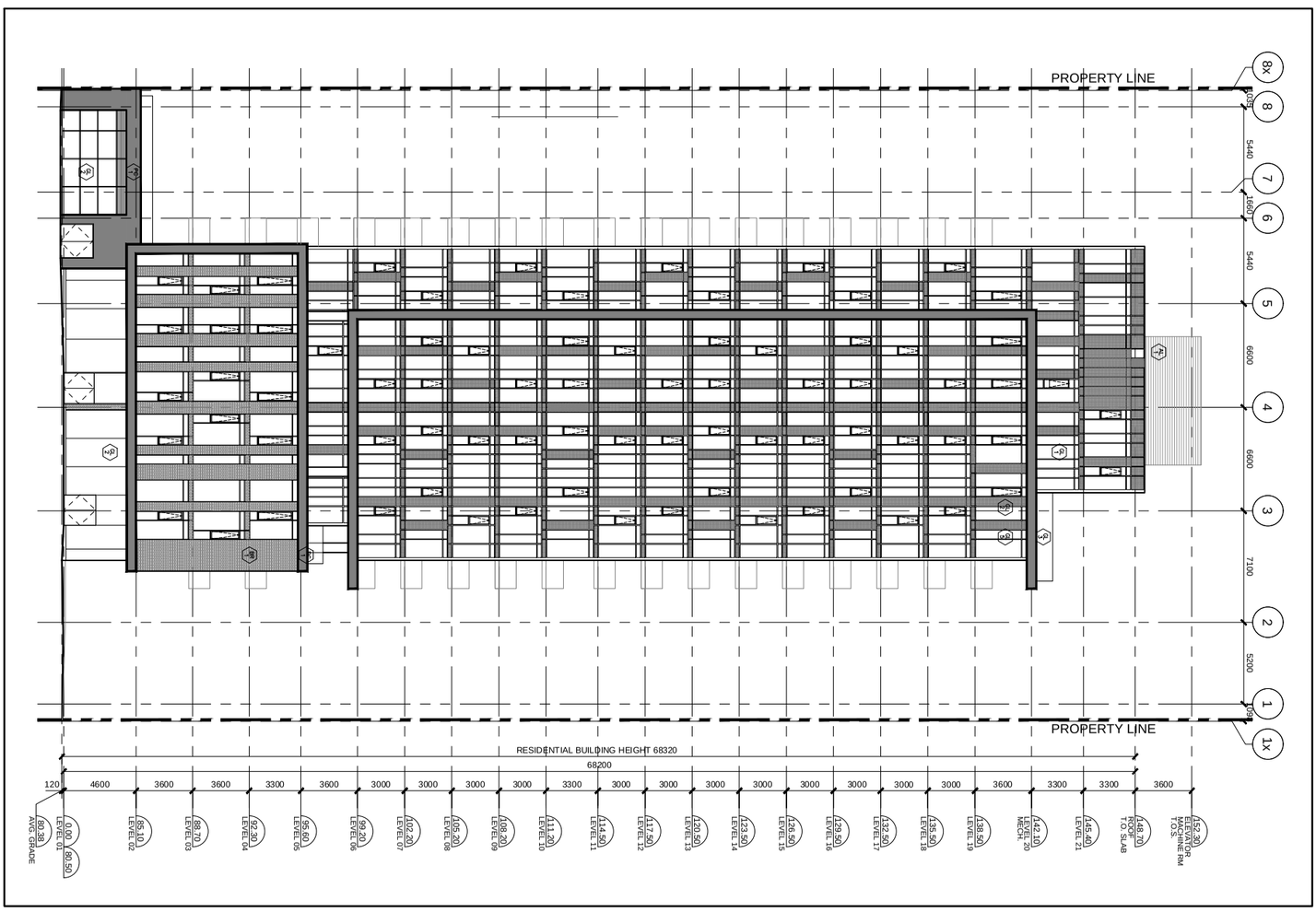
No.	TITLE	DATE
2.	RE-ISSUED FOR SPA	AUGUST 11 2014

2 A400 WEST ELEVATION: CAMBRIDGE ST.



1 A400 EAST ELEVATION: BRONSON AVENUE



192 BRONSON AVE.

192 BRONSON AVE. OTTAWA, ON

TITLE

EAST & WEST ELEVATION

PROJECT NO. 13-128

SCALE 1:350

DATE SEPT 13, 2013

DRAWING NO. A400

MATERIALS LEGEND

- W1 CLEAR GLASS, TYPICAL WINDOWS
- W2 DOUBLE GLAZED TEMPERED
- W3 EXTERIOR GLASS GUARD
- W4 SPANDREL GLASS
- W5 SPANDREL GLASS COLOURED
- W6 BRICK
- W7 EIFS
- W8 LOUVRE SCREEN
- W9 PRECAST PANELS

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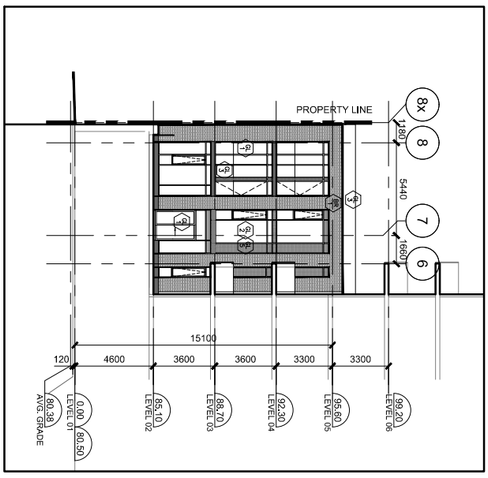
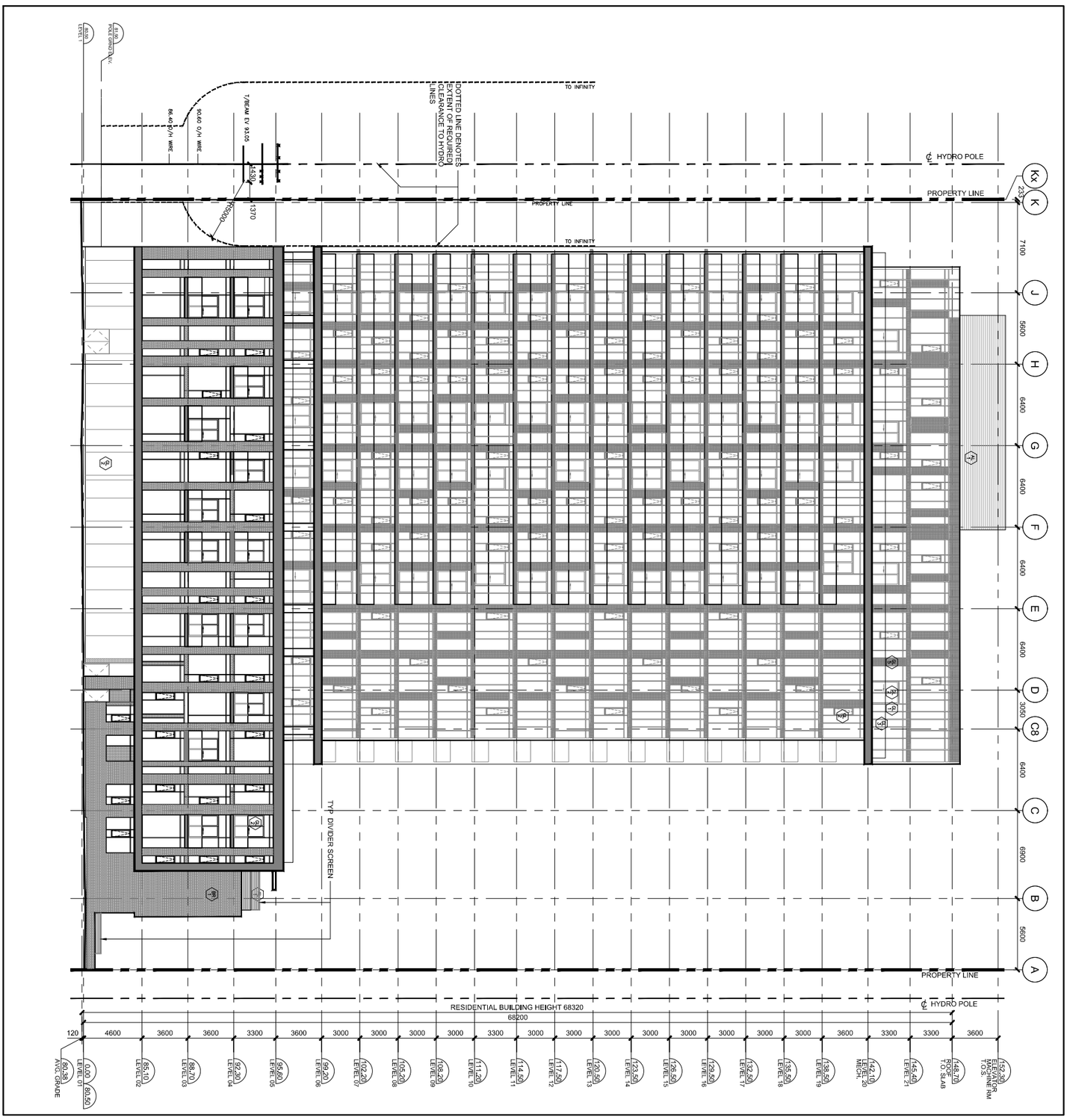
No.	TITLE	DATE
2.	RE-ISSUED FOR SPA	AUGUST 11 2014

2 A401 PARTIAL EAST ELEV.



1 A401 NORTH ELEVATION



192 BRONSON AVE.

192 BRONSON AVE. OTTAWA, ON

CORE

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ONTARIO ASSOCIATION of ARCHITECTS
BABAK ESLAHJOU
LICENCE
4706

TITLE
NORTH ELEVATION & PARTIAL EAST

PROJECT NO. 13-128

SCALE 1:350

DATE SEPT 13, 2013

No.	TITLE	DATE
2.	RE-ISSUED FOR SPA	AUGUST 11 2014

DRAWING NO.
A401

MATERIALS LEGEND
- M1 CLEAR GLASS, TYPICAL WINDOWS
- M2 DOUBLE GLAZED TEMPERED EXTERIOR GLASS GUARD
- M3 BRICK
- M4 SPANDREL GLASS COLOURED
- M5 EIFS
- M6 LOUVRE SCREEN
- M7 PRECAST PANELS

MATERIALS LEGEND

- CLEAR GLASS, TYPICAL WINDOWS
- DOUBLE GLAZED TEMPERED EXTERIOR GLASS GUARD
- SPANDREL GLASS
- SPANDREL GLASS COLOURED
- BRICK
- EIFS
- LOUVRE SCREEN
- PRECAST PANELS

192 BRONSON AVE.

192 BRONSON AVE. OTTAWA, ON

ONTARIO ASSOCIATION OF ARCHITECTS
BABAK ESLAHJOU
LICENCE
4706

TITLE
SOUTH ELEVATION

PROJECT NO.
13-128

SCALE
1:350

DATE
SEPT 13, 2013

DRAWING NO.
A402

CORE

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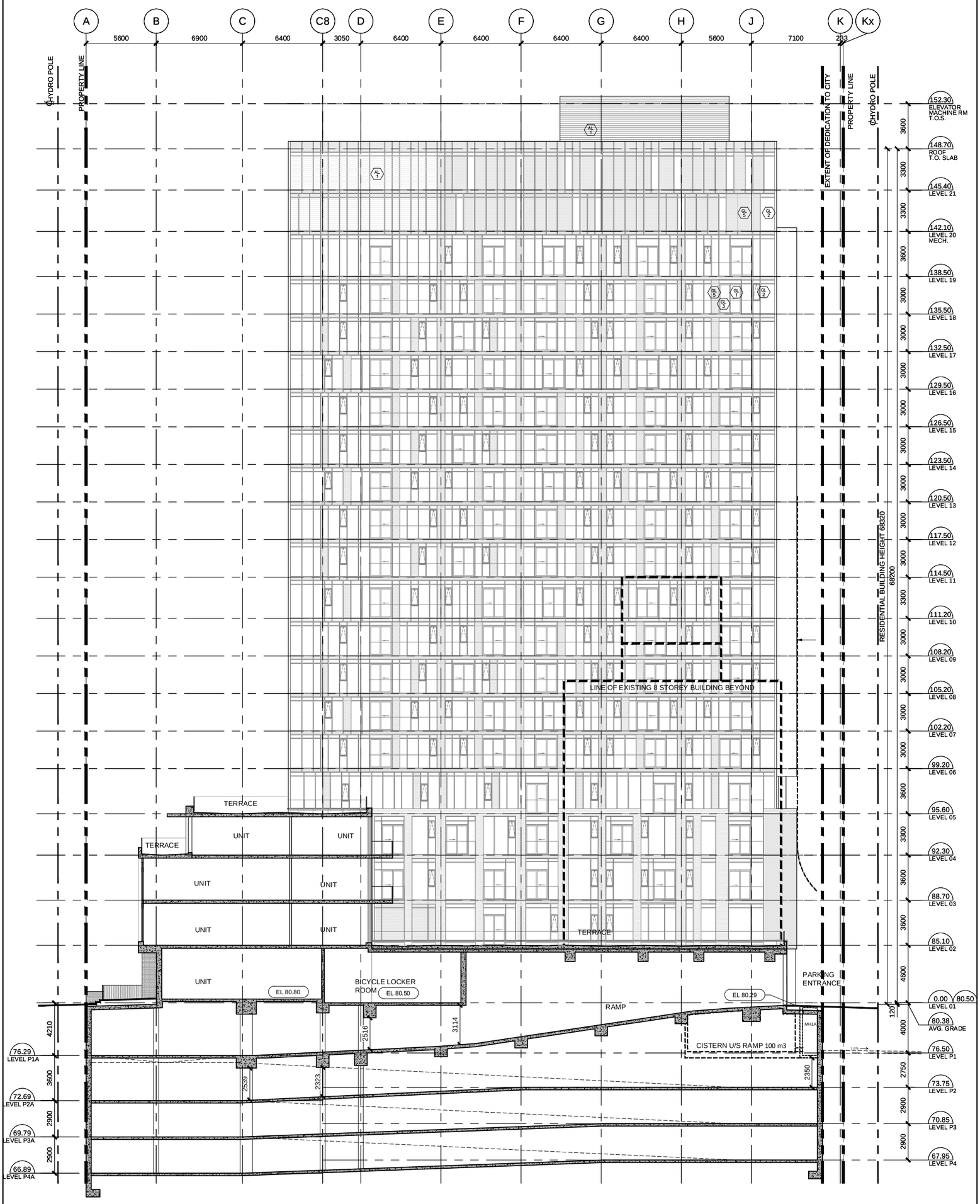
COREARCHITECTS.COM

No.	TITLE	DATE
2.	RE-ISSUED FOR SPA	AUGUST 11 2014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K
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6900
6400
3050
6400
6400
6400
6400
5600
7100
283
HYDRO POLE
PROPERTY LINE
EXTENT OF DEDICATION TO CITY
PROPERTY LINE
HYDRO POLE
152.30 ELEVATOR MACHINE RM T.O.S.
148.70 ROOF T.O. SLAB
145.40 LEVEL 21
142.10 LEVEL 20 MECH.
138.50 LEVEL 19
135.50 LEVEL 18
132.50 LEVEL 17
129.50 LEVEL 16
126.50 LEVEL 15
123.50 LEVEL 14
120.50 LEVEL 13
117.50 LEVEL 12
114.50 LEVEL 11
111.20 LEVEL 10
108.20 LEVEL 09
105.20 LEVEL 08
102.20 LEVEL 07
99.20 LEVEL 06
95.60 LEVEL 05
92.30 LEVEL 04
88.70 LEVEL 03
85.10 LEVEL 02
0.00 80.50 LEVEL 01
80.38 AVG. GRADE
76.50 LEVEL P1
73.75 LEVEL P2
70.85 LEVEL P3
67.95 LEVEL P4
76.29 LEVEL P1A
72.69 LEVEL P2A
69.79 LEVEL P3A
66.89 LEVEL P4A
RESIDENTIAL BUILDING HEIGHT 68320
68200
LINE OF EXISTING 8 STOREY BUILDING BEYOND
TERRACE
UNIT
UNIT
TERRACE
UNIT
UNIT
UNIT
UNIT
UNIT
EL 80.80
BICYCLE LOCKER ROOM
EL 80.50
TERRACE
RAMP
EL 80.29
PARKING ENTRANCE
CISTERN U/S RAMP 100 m3
MHGA
4210
3600
2900
2900
2539
2323
2516
3114
2350
120
4600
4000
2750
2900
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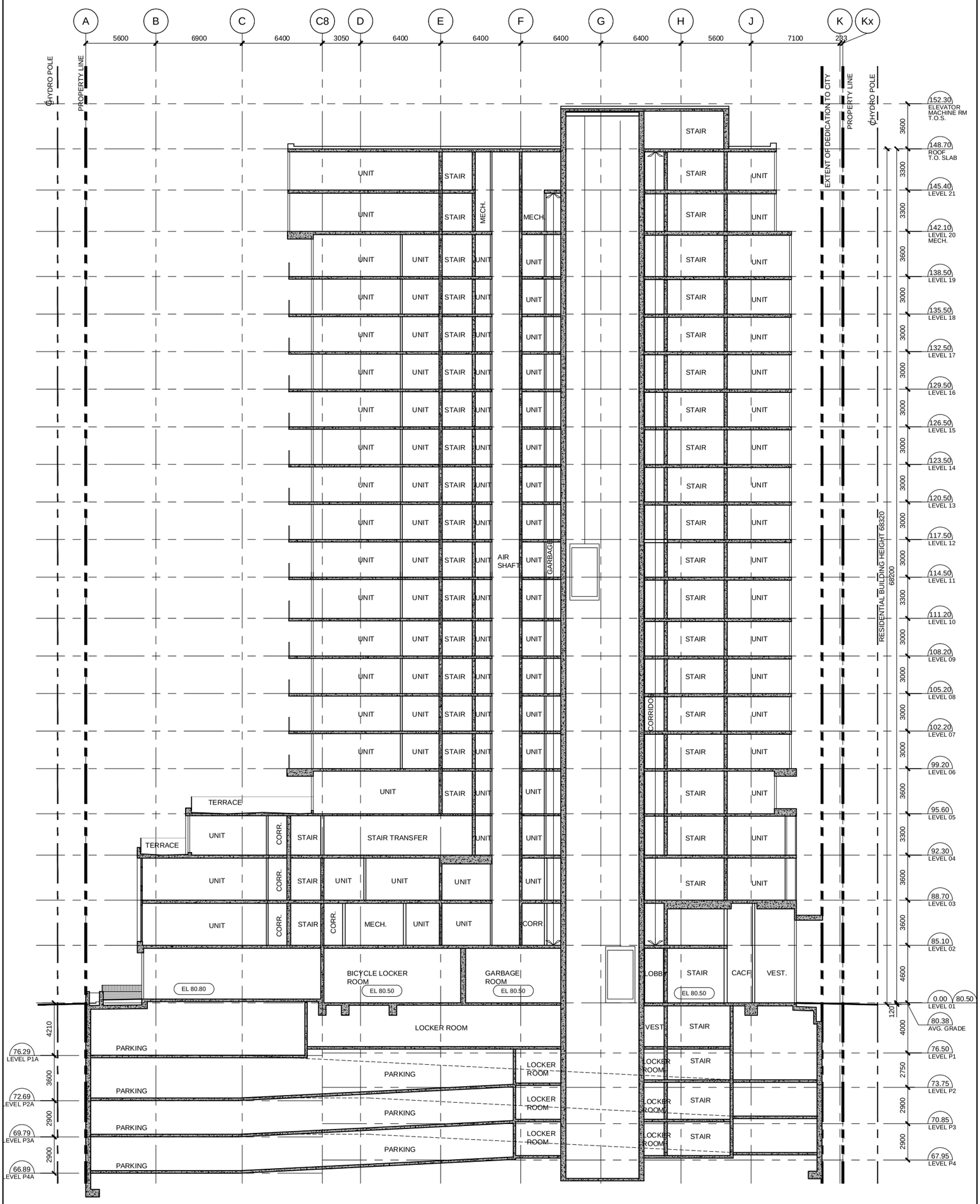

192 BRONSON AVE.

192 BRONSON AVE. OTTAWA, ON

ONTARIO ASSOCIATION OF ARCHITECTS
BABAK ESLAHJOU
LICENCE
4706

TITLE
LONGITUDINAL SECTION

PROJECT NO.
13-128

SCALE
1:300

DATE
SEPT 13, 2013

DRAWING NO.
A411

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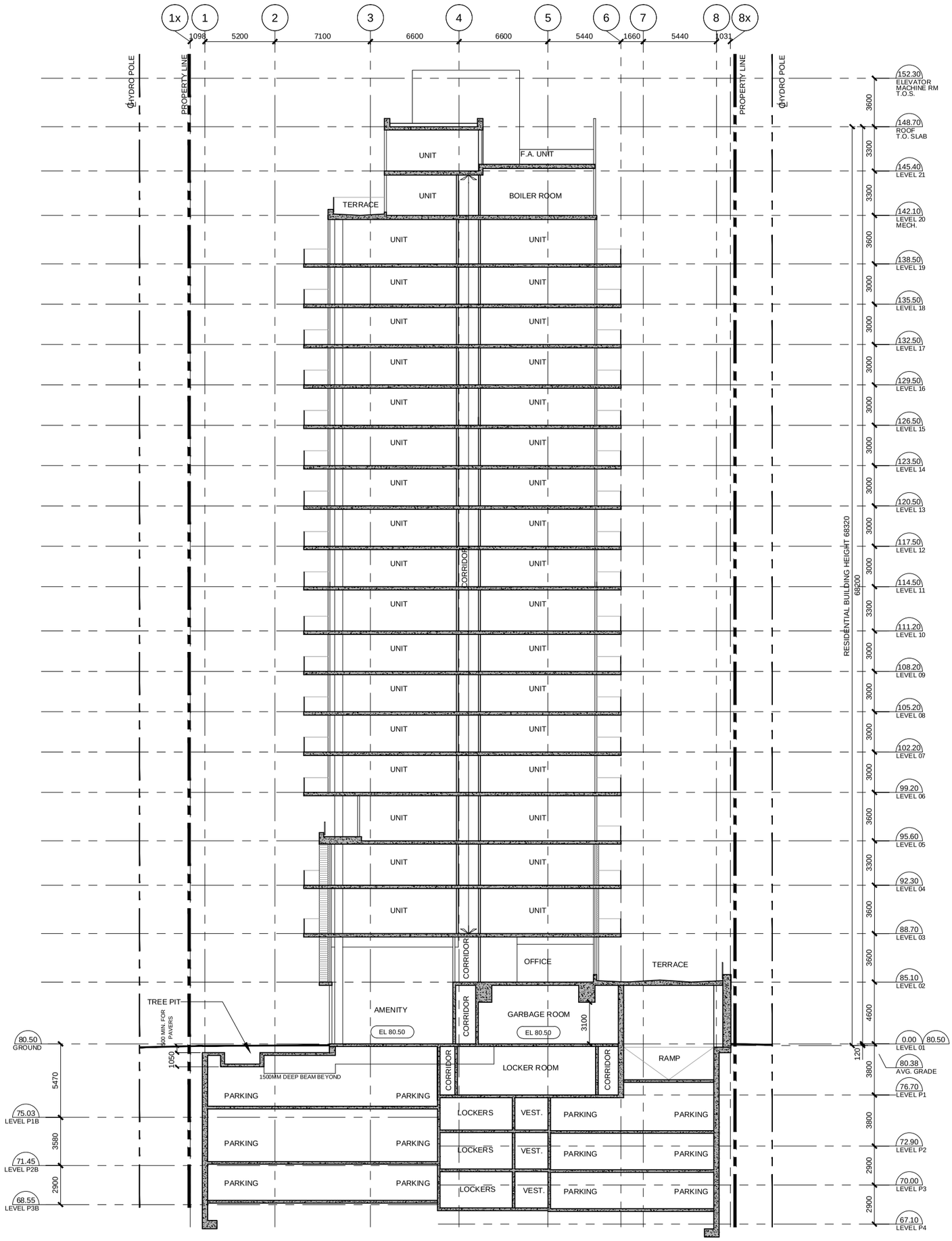
No.	TITLE	DATE
2.	RE-ISSUED FOR SPA	AUGUST 11 2014



192 BRONSON AVE.

192 BRONSON AVE. OTTAWA, ON

ONTARIO ASSOCIATION OF ARCHITECTS
BABAK ESLAHJOU
LICENCE
4706

TITLE

TRANSVERSE SECTION

PROJECT NO. 13-128

SCALE 1:300

DATE SEPT 13, 2013

DRAWING NO. A412

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No.	TITLE	DATE
2.	RE-ISSUED FOR SPA	AUGUST 11 2014