

192 Bronson Avenue
Ottawa, ON

ISSUED FOR SPA
13 SEPTEMBER 2013

PART 1 OF 2

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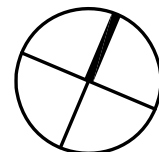


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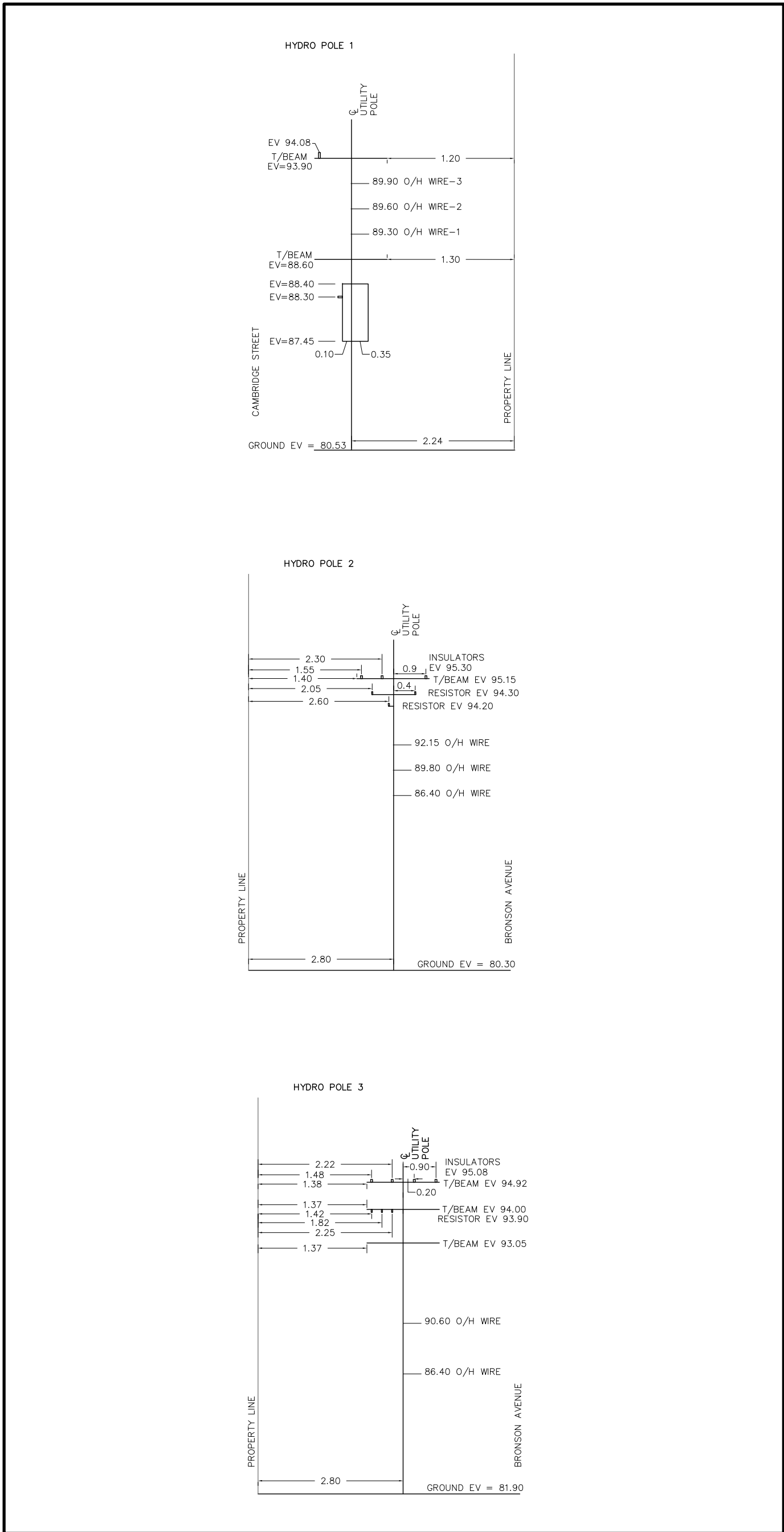


PROJECT NORTH

Drawn DA	Scale NTS
Checked AL/DA	Date 13 SEPT. 2013

Title
COVER PAGE

Project No. 13-128	Drawing No. A001
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3
A100
HYDRO POLE DETAIL (SEE SURVEY)
N.T.S.

PROJECT STATISTICS					
SITE AREA TOTAL AREA FOR THE FOLLOWING ADDRESSES: 192 BRONSON AVENUE 196 BRONSON AVENUE 31 CAMBRIDGE ST. N.	2,433.51 SQ.M. (26,194 SQ. FT.) SURVEY BY STANTEC GEOMATICS LTD. TEL (613) 722-4420 FAX (613) 722-0789	ZONING	R5H H(19) & R4T	PROGRAM	MIXED USE OCCUPANCY LEVEL P2 to P4: RESIDENTIAL PARKING LEVEL P1-MEZZANINE: RESIDENTIAL & RETAIL PARKING GROUND LEVEL: RETAIL & RESIDENTIAL LOBBIES LEVEL 2: RESIDENTIAL UNITS & AMENITY LEVEL 3 TO 16: RESIDENTIAL UNITS LEVEL 17: RESIDENTIAL UNITS & MECHANICAL LEVEL 18: RESIDENTIAL UNITS
NO. OF DWELLING UNITS	209 UNITS				
RETAIL GROSS LEASABLE AREA	878.6 SQ.M (9,457 SQ.F.)				
PERCENTAGE OF SITE AS LANDSCAPED AREA	30% ZONE PROVISION (9), BY-LAW 2008-341	29.6% AT GRADE [(SITE AREA-GCA)/SITE AREA]= % LANDSCAPED			
HEIGHT	CAMBRIDGE ST. : 14.5m BRONSON AVE. : 19m	60.9 m (TOP OF SLAB)			
SETBACKS	EAST (BRONSON AVE.): 3.0m WEST (CAMBRIDGE ST.): 3.0m NORTH : 1.50m : 2.50m above 11m ON CAMBRIDGE ST. : 6m when 21m in from CAMBRIDGE ST. SOUTH : 1.50m : 2.50m above 11m ON CAMBRIDGE ST. : 6m when 21m in from BRONSON AVE.			SETBACK	
		EAST (BRONSON AVE.) WEST (CAMBRIDGE ST.) NORTH SOUTH	3.65m 3.80m 5.50m 0.00m		
LOADING	0 REQUIRED WHEN RETAIL AREA LESS THAN 999 SQ. M.	ONE 11M X 3.5M LOADING SPACE			
AMENITY SPACE TOTAL: 6 SQ. M./UNIT OF WHICH 50% IS REQUIRED TO BE COMMUNAL	TOTAL: 1,254 SQ. M. COMMUNAL: 627 SQ. M.	TOTAL: 2,168.7 SQ. M. COMMUNAL AREA (INTERIOR + EXTERIOR)= 374.7 SQ. M. (INTERIOR: 249.2 SQ. M.) (EXTERIOR: 125.5 SQ. M.) PRIVATE AMENITY (BALCONIES/TERRACES):1,794 SQ. M.			
PARKING RESIDENTIAL: 0.5 SPACES PER UNIT VISITOR: 0.2 PER UNIT AFTER FIRST 12 UNITS RETAIL: 2.5 SPACE PER 100m2 OF RETAIL GFA	TOTAL SPACES: 169 SPACES RESIDENTIAL: 105 SPACES VISITOR: 39 SPACES RETAIL: 22 SPACES	TOTAL PROVIDED: 170 SPACES RESIDENTIAL: 139 SPACES VISITOR/RETAIL:31 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: 109 SPACES RESIDENTIAL: 105 SPACES RETAIL: 4 SPACES	TOTAL PROVIDED: 121 SPACES RESIDENTIAL: 109 SPACES (AT P1 MEZZANINE) RETAIL: 12 SPACES (2 BIKE RACKS), PROVIDED AT GRADE			
TOTAL DEDUCTIONS TOTAL GROSS FLOOR AREA	REFER TO GCA/GFA TABLE BELOW				

2
A100
PROJECT STATISTICS

LEVELS	Floor Plate		No. of Floors	GCA	
	ft ²	m ²		ft ²	m ²
LEVEL 1	18,435	1,712.7	1	18,435	1,712.7
LEVEL 1 MEZZANINE	2,432	225.9	0	2,432	225.9
LEVEL 2	16,459	1,529.1	1	16,459	1,529.1
LEVEL 3	16,459	1,529.1	1	16,459	1,529.1
LEVEL 4	8,876	824.6	1	8,876	824.6
LEVEL 5-9	8,876	967.0	5	52,044	4,835.0
LEVEL 10-16	8,131	755.4	7	56,917	5,287.6
LEVEL 17 MECH.	6,498	603.7	1	6,498	603.7
LEVEL 18 MECH.	4,175	387.9	1	4,175	387.9
TOTAL GCA Above Grade (Parking N.I.)			18	182,295	16,935.8
Parking Below Grade					
P1 to P4	25,012	2,323.7	4	100,048	9,294.8
Parking Above Grade		0.00			0
TOTAL Parking GCA				100,048	9,295
TOTAL GCA Above Grade & Parking Levels				282,351	26,230.80

Deductions											No of Floors	TOTAL DEDUCTION		Total GFA			
	MECH. / ELEC	ELEVATOR	LOBBY/ VESTIBULE	MAIL ROOM	LOADING	GARBAGE	STAIRS	CORRIDORS	PARKING/ RAMP	AMENITY/LOCKERS		TOTAL	ft ²	m ²	ft ²	m ²	
LEVEL 1	15.3	18.7	130.6	15.9	185.9	16.4	42.2	0.0	300.7		725.7	1	7,811	725.7	10,624	987	
LEVEL 1 MEZZ	0.0	12.6				50.3	0.0	0.0			62.9	0	677	62.9	1,754	163	
LEVEL 2	18.3	12.6				3.0	22.3	95.8			270.50	1	4,548	422.5	11,911	1,107	
LEVEL 3	6.5	12.6				3.0	48.7	95.8			19.80	1	2,007	186.4	14,452	1,343	
LEVEL 4	5.5	12.6				3.2	21.8	48.9			92.0	1	990	92.0	7,886	733	
LEVEL 5-9	5.5	12.6				3.0	21.8	53.9			96.8	5	5,211	484.1	46,833	4,351	
LEVEL 10-16	5.5	12.6				3.0	21.8	41			83.9	7	6,323	587.4	50,594	4,700	
LEVEL 17	221.3	12.6				3.0	21.8	39.1			297.8	1	3,206	297.8	3,292	306	
LEVEL 18	2.2	12.6				0.0	21.8	0			36.6	1	394	36.6	3,781	351	
TOTAL BUILDING GFA												2,005	18	31,167	2,896	151,128	14,040

* GCA FOR MEZZANINE EXCLUDES OPEN TO BELOW

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A100
GCA/GFA TABLE

ARCHITECTURAL DRAWING LIST	
DRAWING NO.	TITLE
SCHEDULES	
A001	TITLE PAGE
A002	ARCHITECTURAL DRAWING LIST, PROJECT STATISTICS, HYDRO POLE DETAIL, GCA/GFA TABLE
A100	SURVEY PLAN
A101	SITE PLAN
A102	GROUND CONTEXT PLAN
PLANS	
A200	LEVEL P4
A201	LEVEL P2 & P3
A202	LEVEL P1
A203	LEVEL P1 MEZZANINE
A204	GROUND LEVEL
A205	MEZZANINE
A206	LEVEL 02
A207	LEVEL 03
A208	LEVELS 04
A209	LEVEL 05 TO 09
A210	LEVEL 10 TO 16
A211	LEVEL 17, MECHANICAL
A212	LEVEL 18
ELEVATIONS / SECTIONS	
A400	WEST & EAST ELEVATIONS
A401	NORTH ELEVATION
A402	SOUTH ELEVATION
A410	LONGITUDINAL SECTION THROUGH RAMP
A411	LONGITUDINAL SECTION THROUGH ELEVATORS
A412	SHORT SECTION THROUGH STAIR

1
A100
ARCHITECTURAL DRAWING LIST

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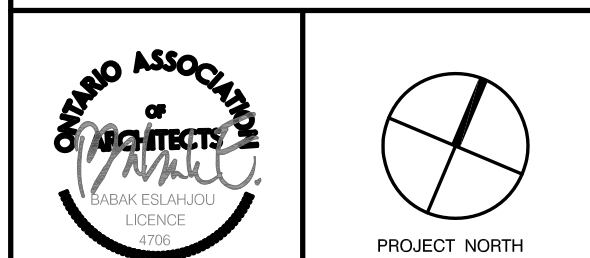
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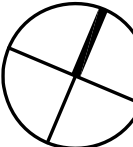


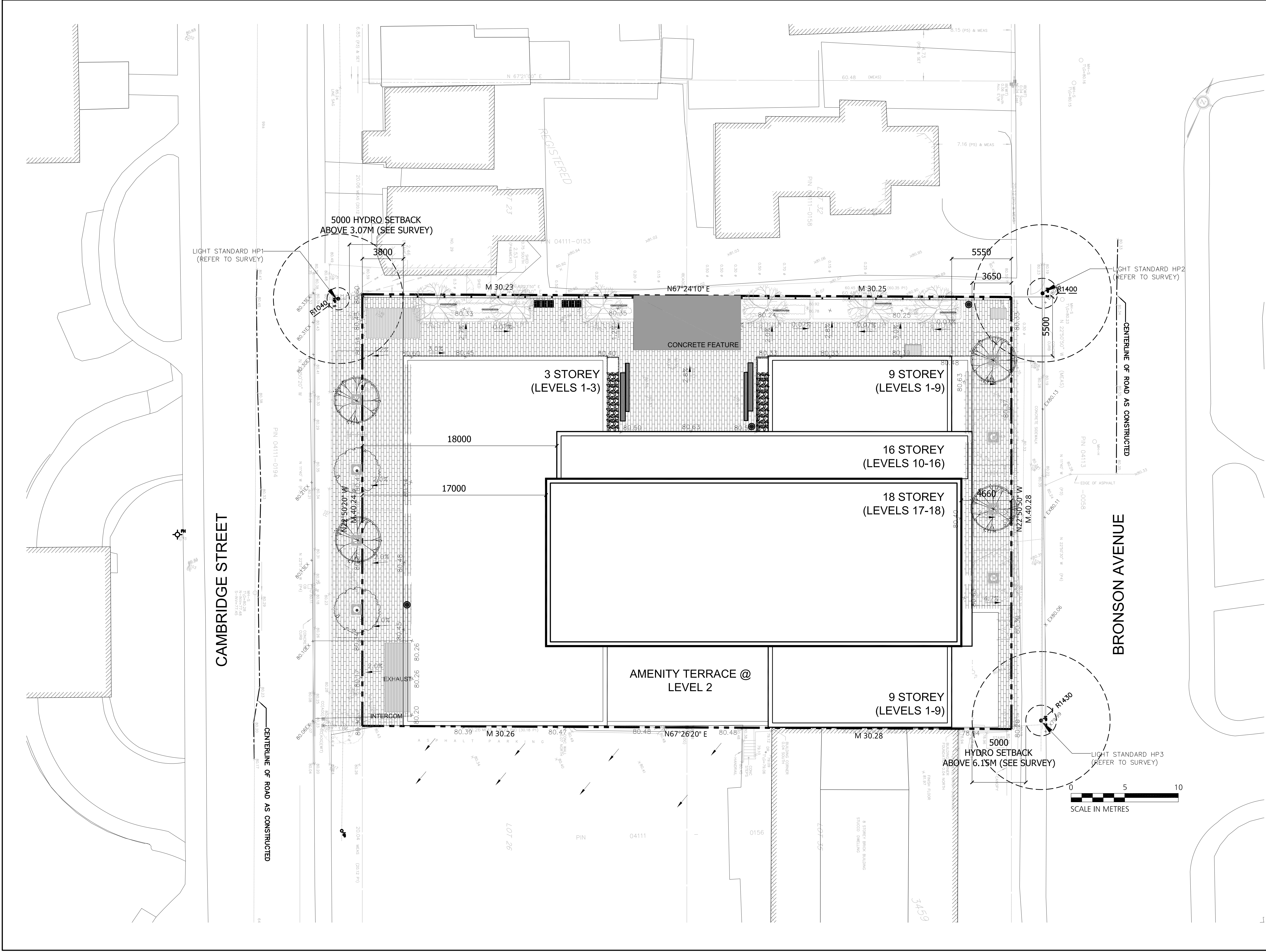
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Title
PROJECT STATISTICS
DRAWING LIST

Project No. 13-128	Drawing No. A002
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	 PROJECT NORTH
Drawn DA	Scale N.T.S.
Checked AL/DA	Date 13 SEPT, 2013
Title SURVEY	
Project No. 13-128	Drawing No. A100



NOTES:
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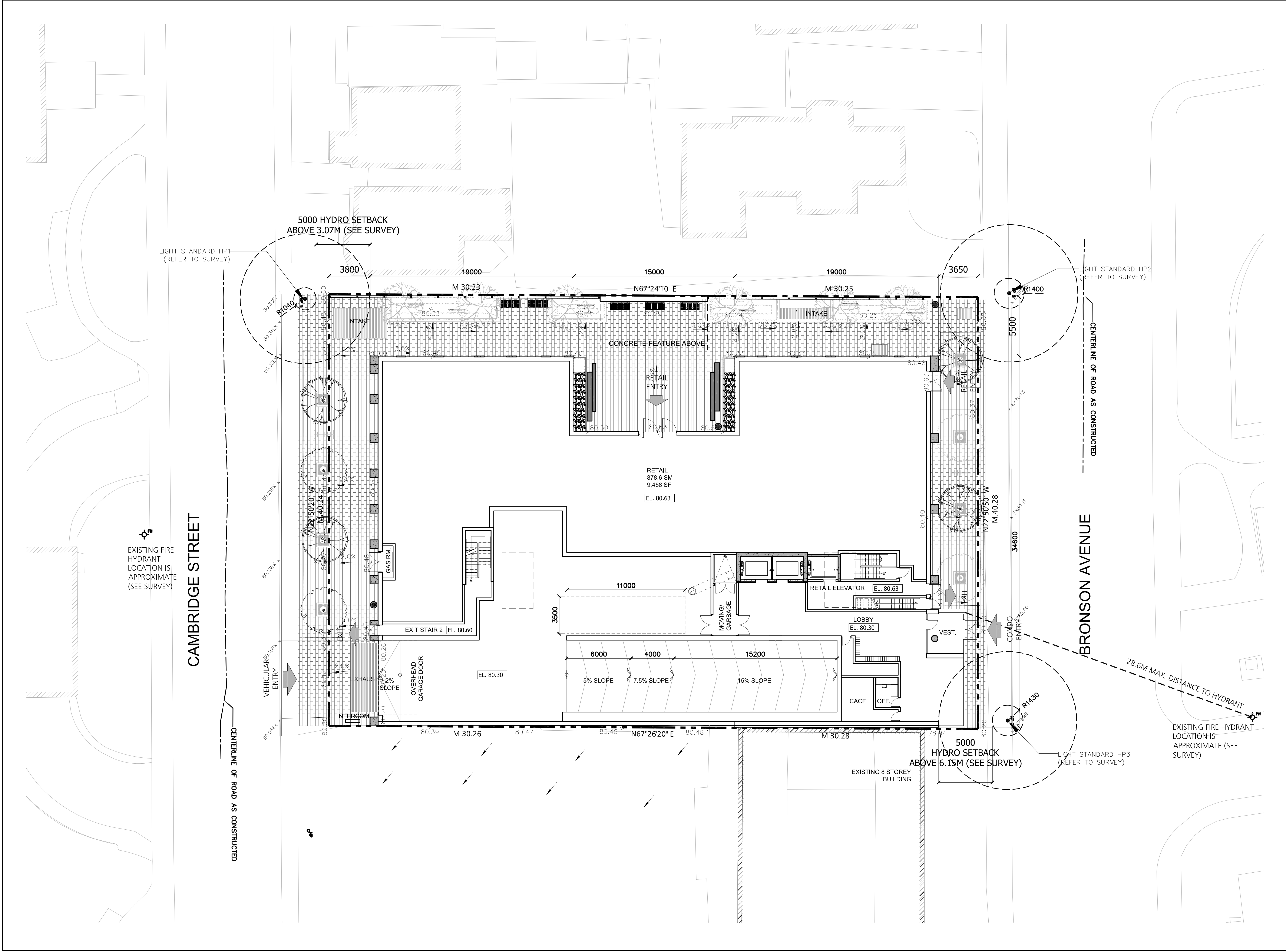
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PROJECT NORTH

Drawn DA	Scale 1:150
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Title SITE PLAN	

Project No. 13-128	Drawing No. A101
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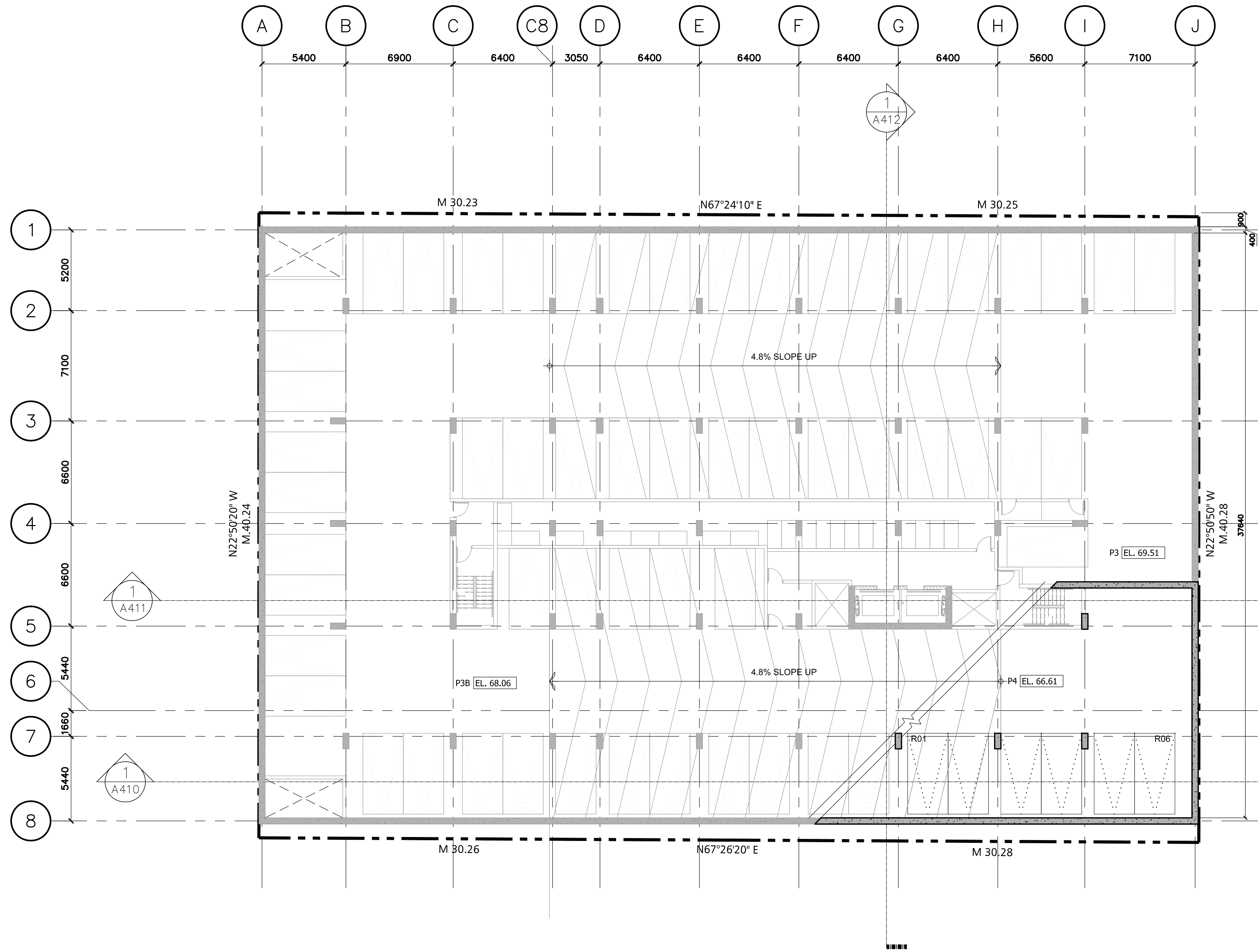
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PROJECT NORTH

Drawn	DA	Scale	1:150
Checked	AL/DA	Date	13 SEPT. 2013
Title			
GROUND CONTEXT PLAN			
Project No.		Drawing No.	
13-128		A102	

CAMBRIDGE STREET

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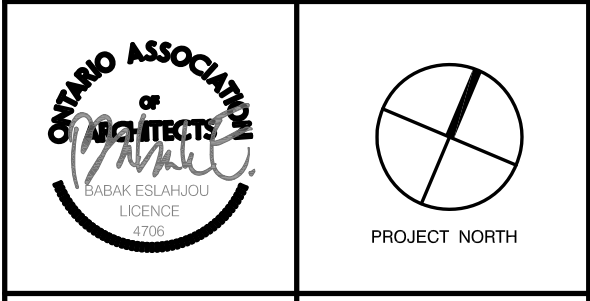
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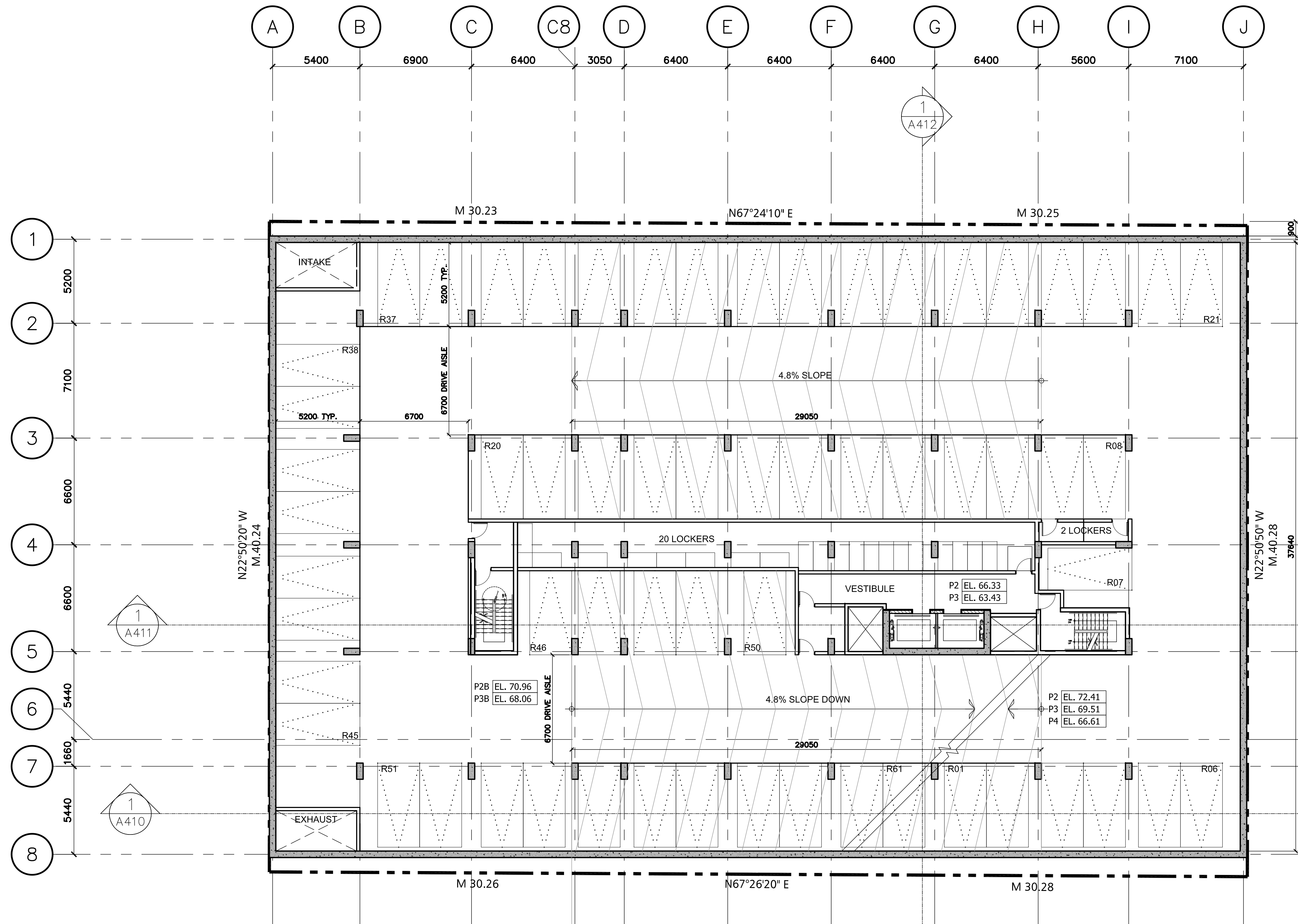
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Title: LEVEL P4

Project No. 13-128 Drawing No. A200

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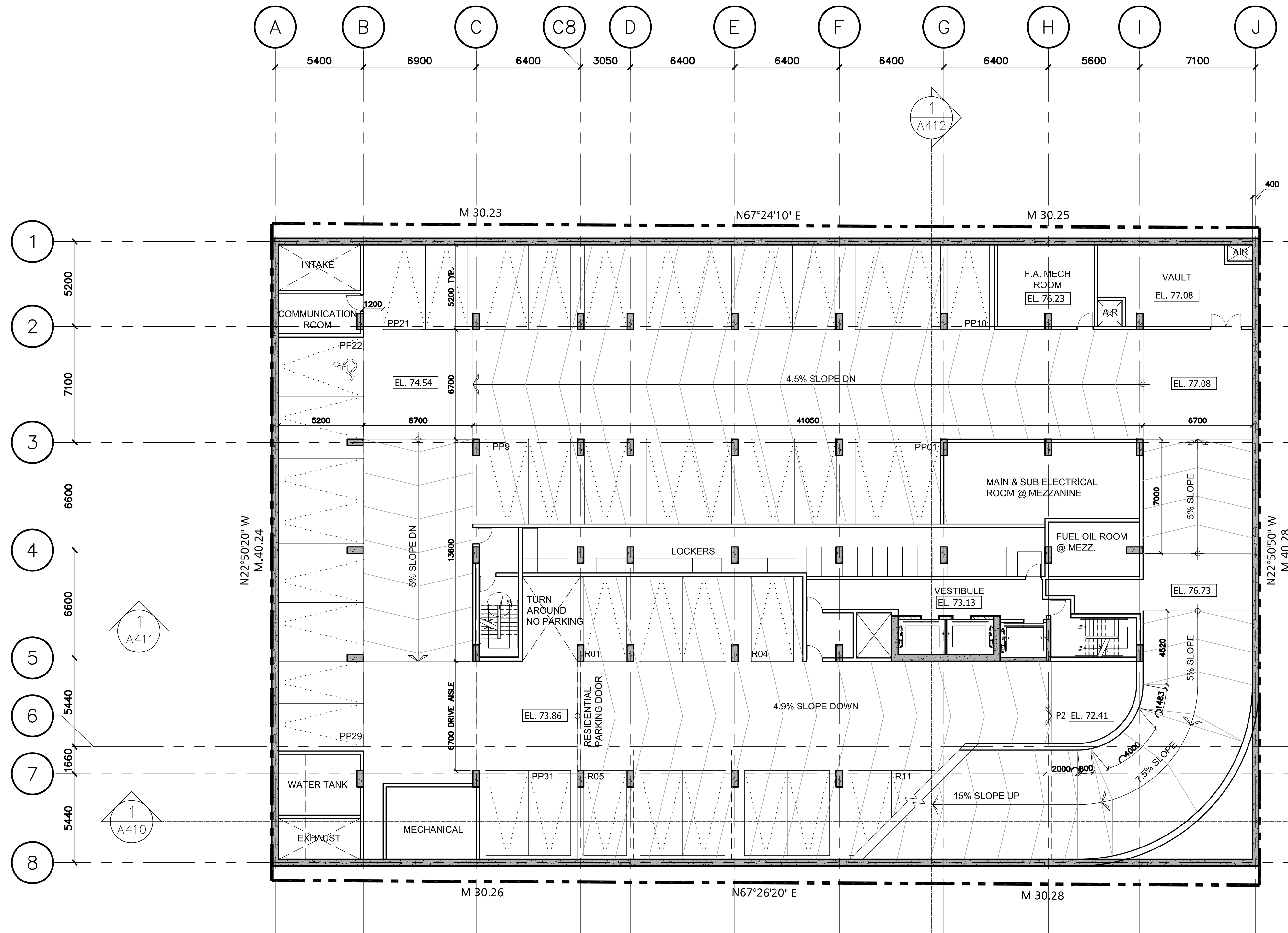


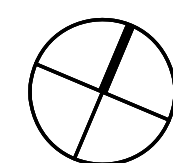
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Title
LEVEL P2-P3

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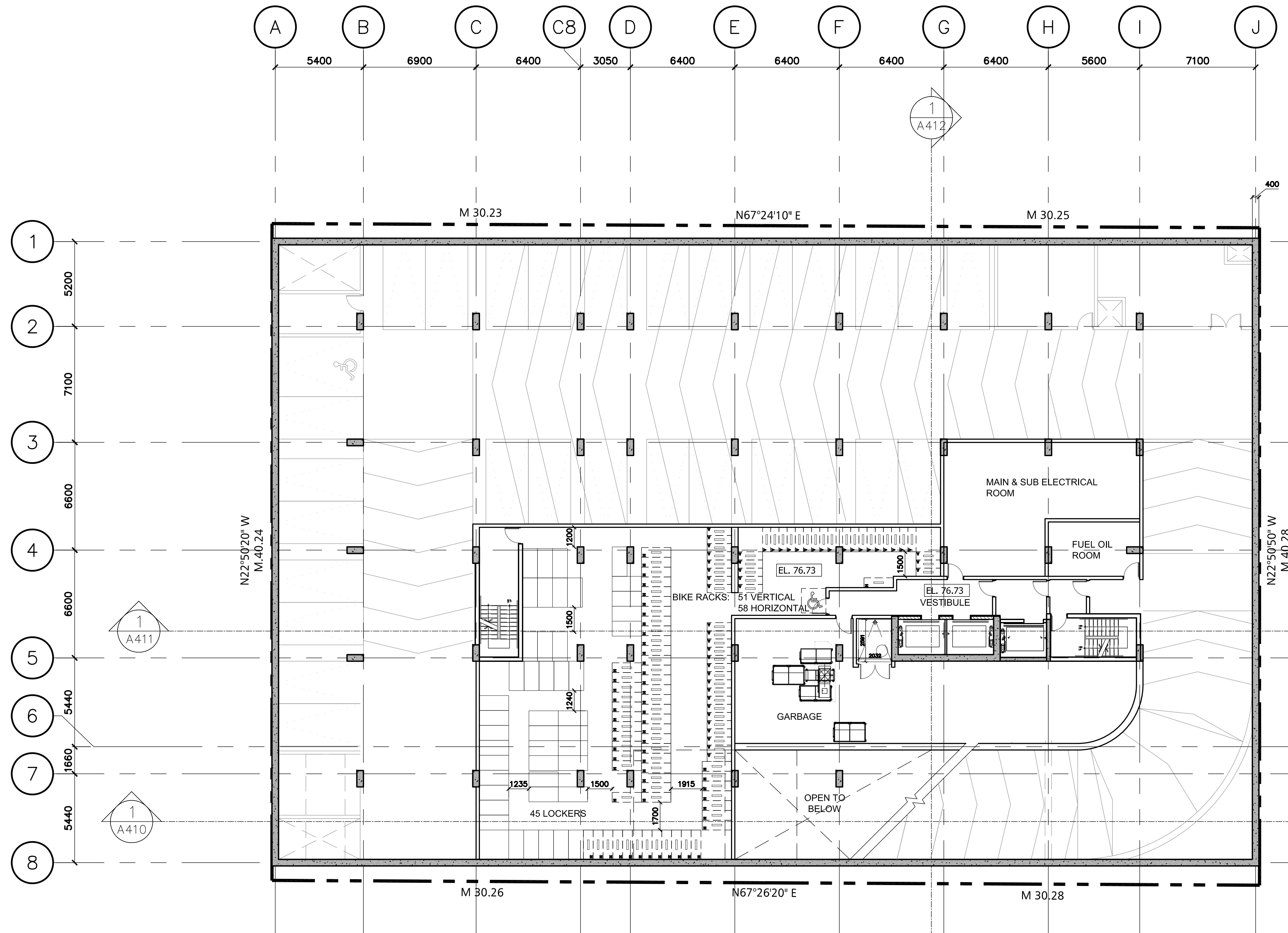
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Title LEVEL P1		
Project No. 13-128	Drawing No. A202	

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BRONSON AVENUE



SYMBOLS LEGEND

VERTICAL BIKE RACK

HORIZONTAL BIKE RACK

STORAGE LOCKER

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Drawn

DA

Scale

1:150

Checked

AL/DA

Date

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Title

LEVEL P1

MEZZANINE

Project No.

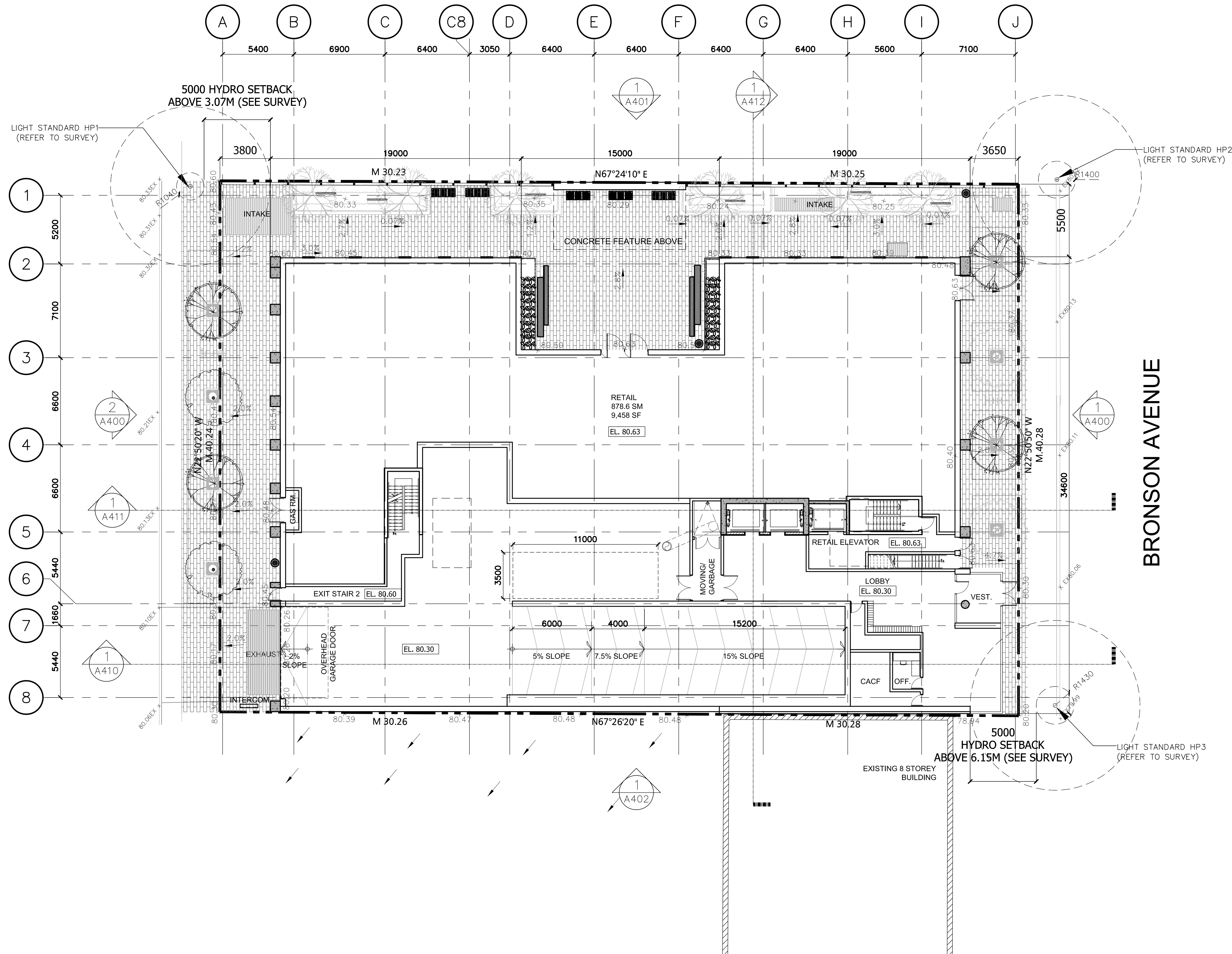
13-128

Drawing No.

A203

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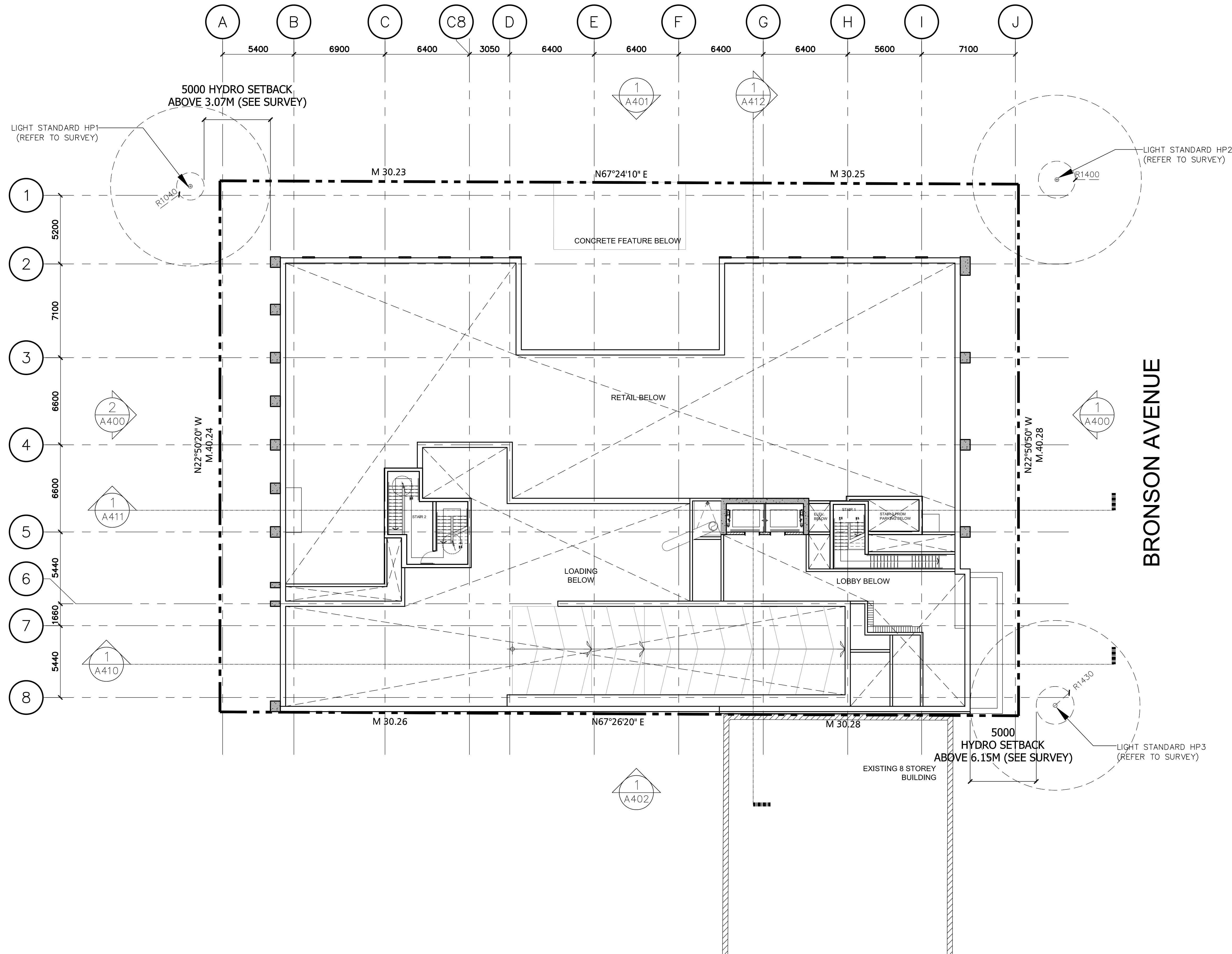
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Title GROUND LEVEL	

Project No. 13-128	Drawing No. A204
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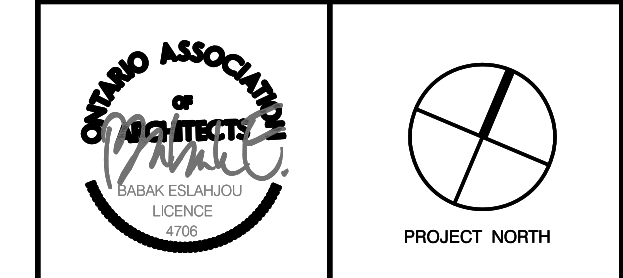


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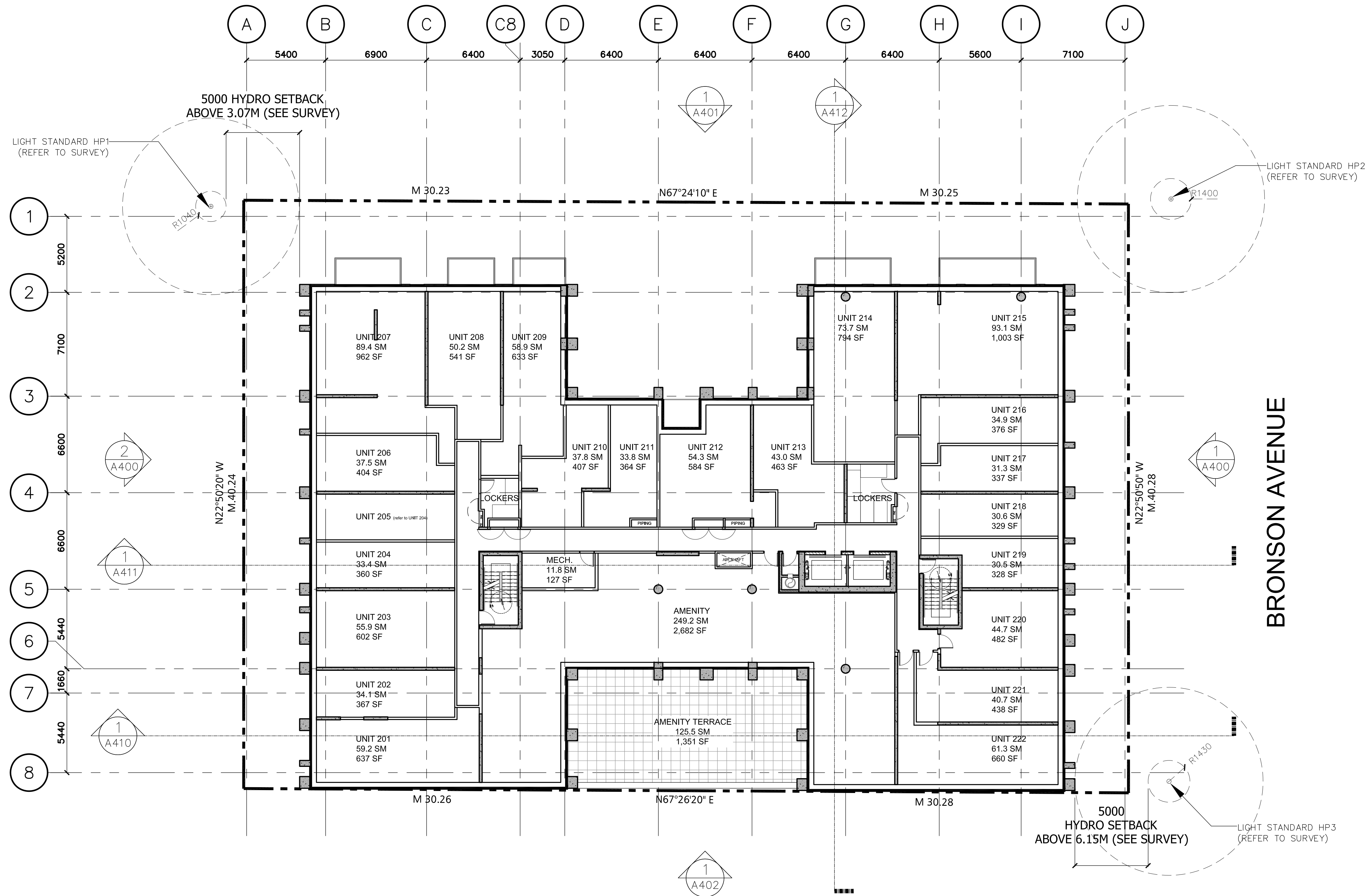


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Title
MEZZANINE

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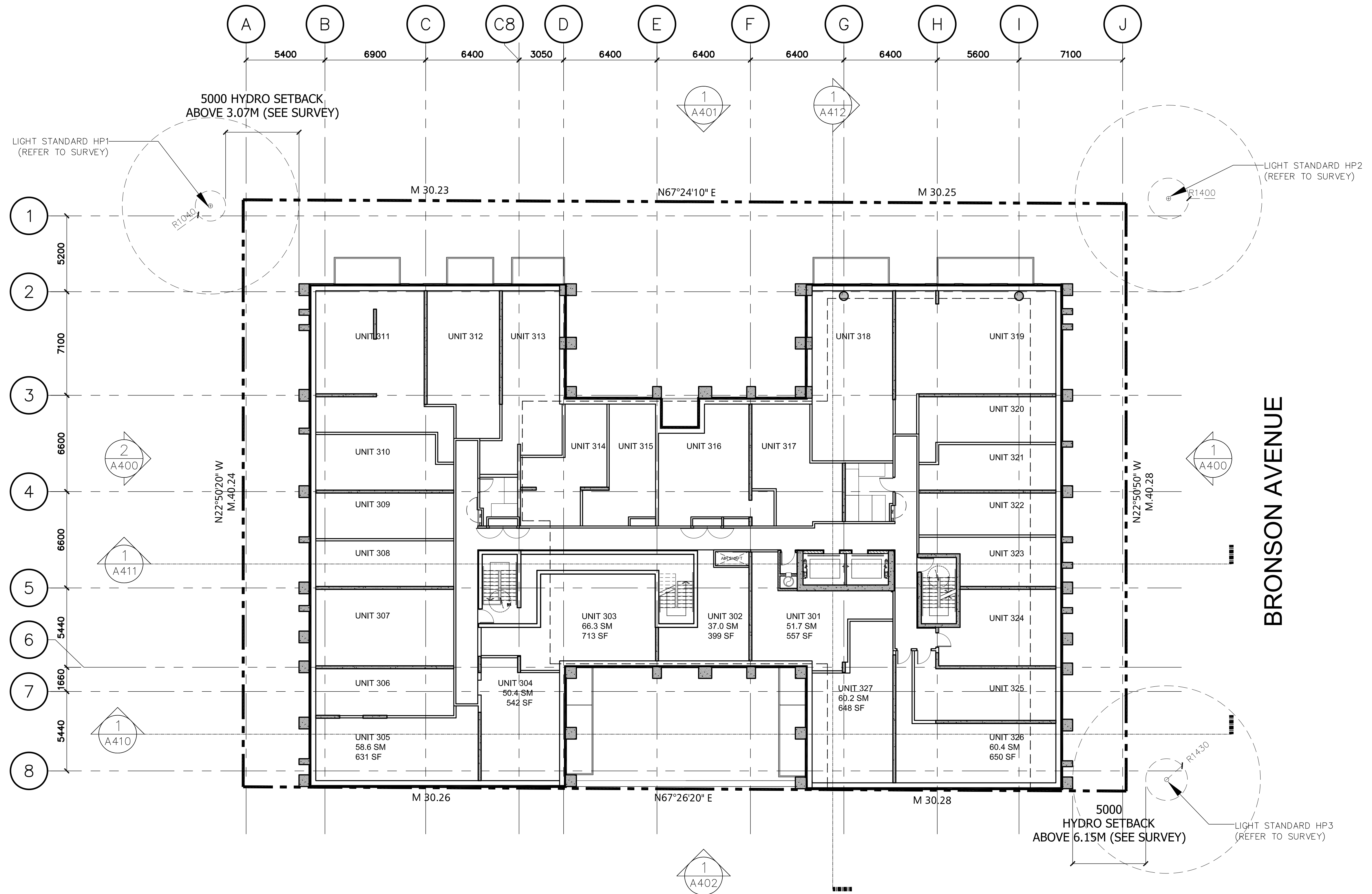
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Title LEVEL 02		
Project No. 13-128	Drawing No. A206	

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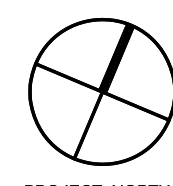


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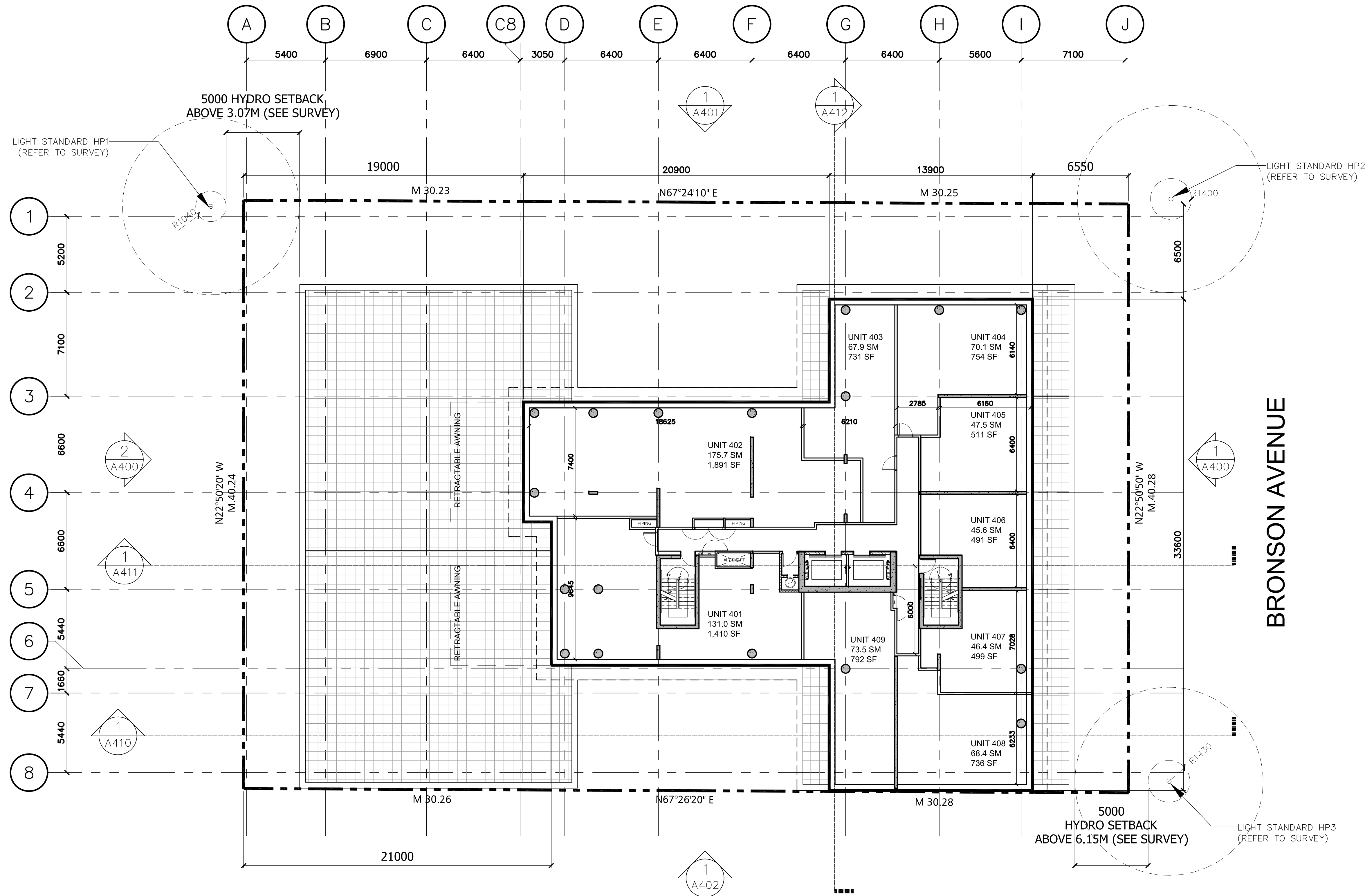
PROJECT NORTH

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LEVEL 03

CAMBRIDGE STREET

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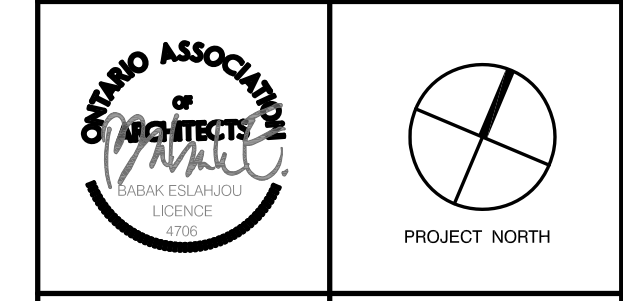


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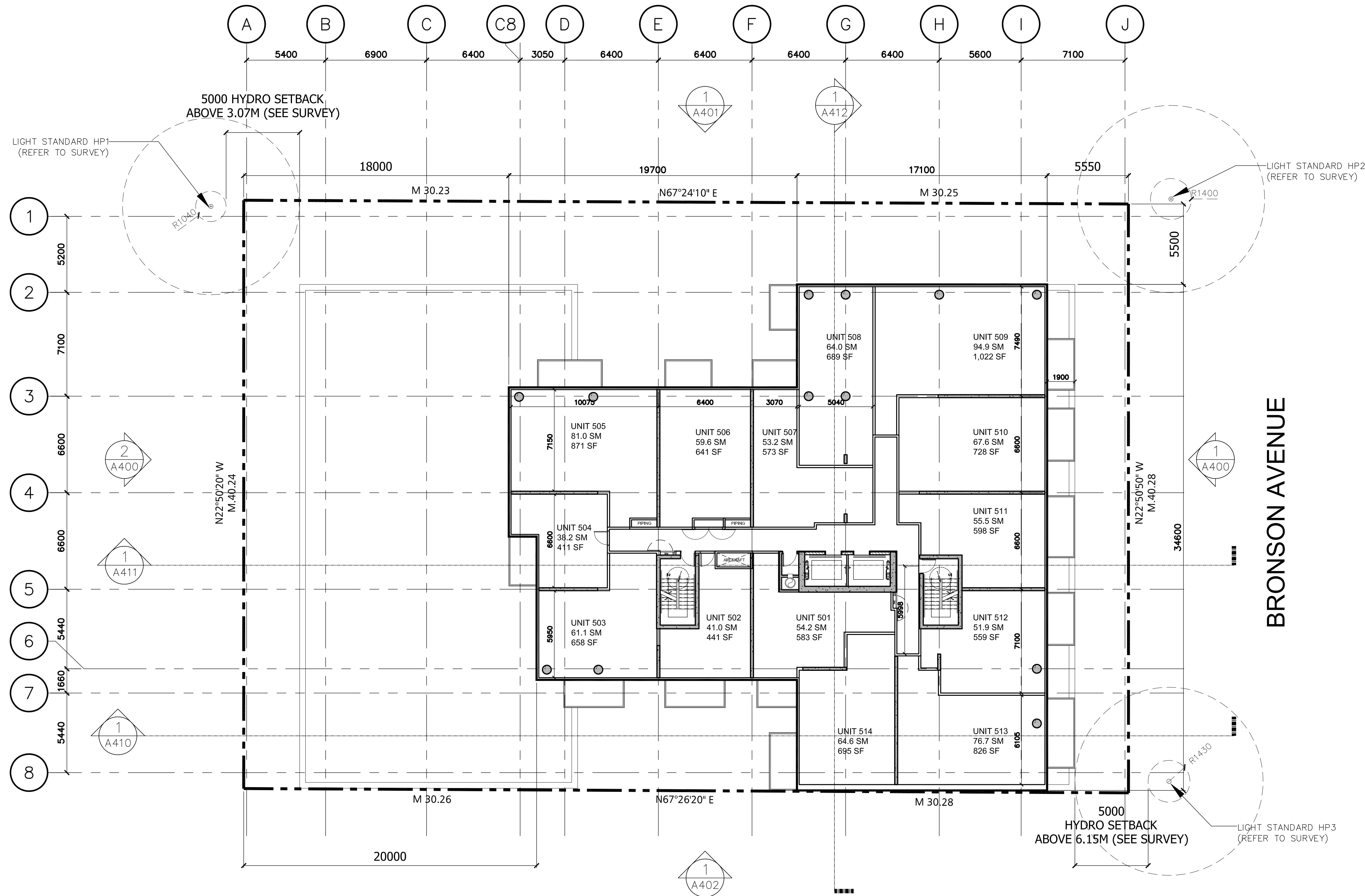


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Title
LEVEL 04

CAMBRIDGE STREET

BRONSON AVENUE



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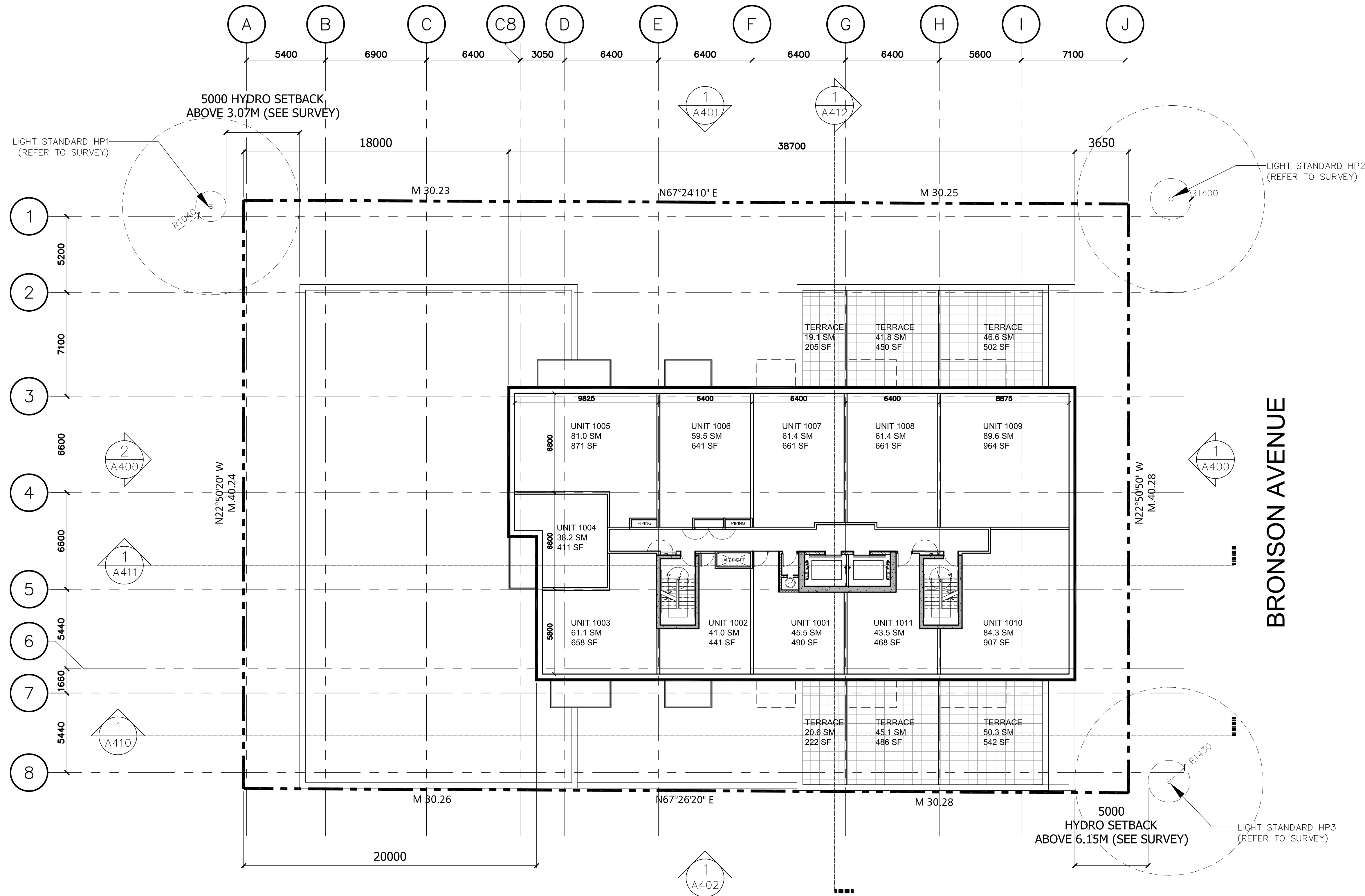
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Title
LEVEL 05 to 09

CAMBRIDGE STREET

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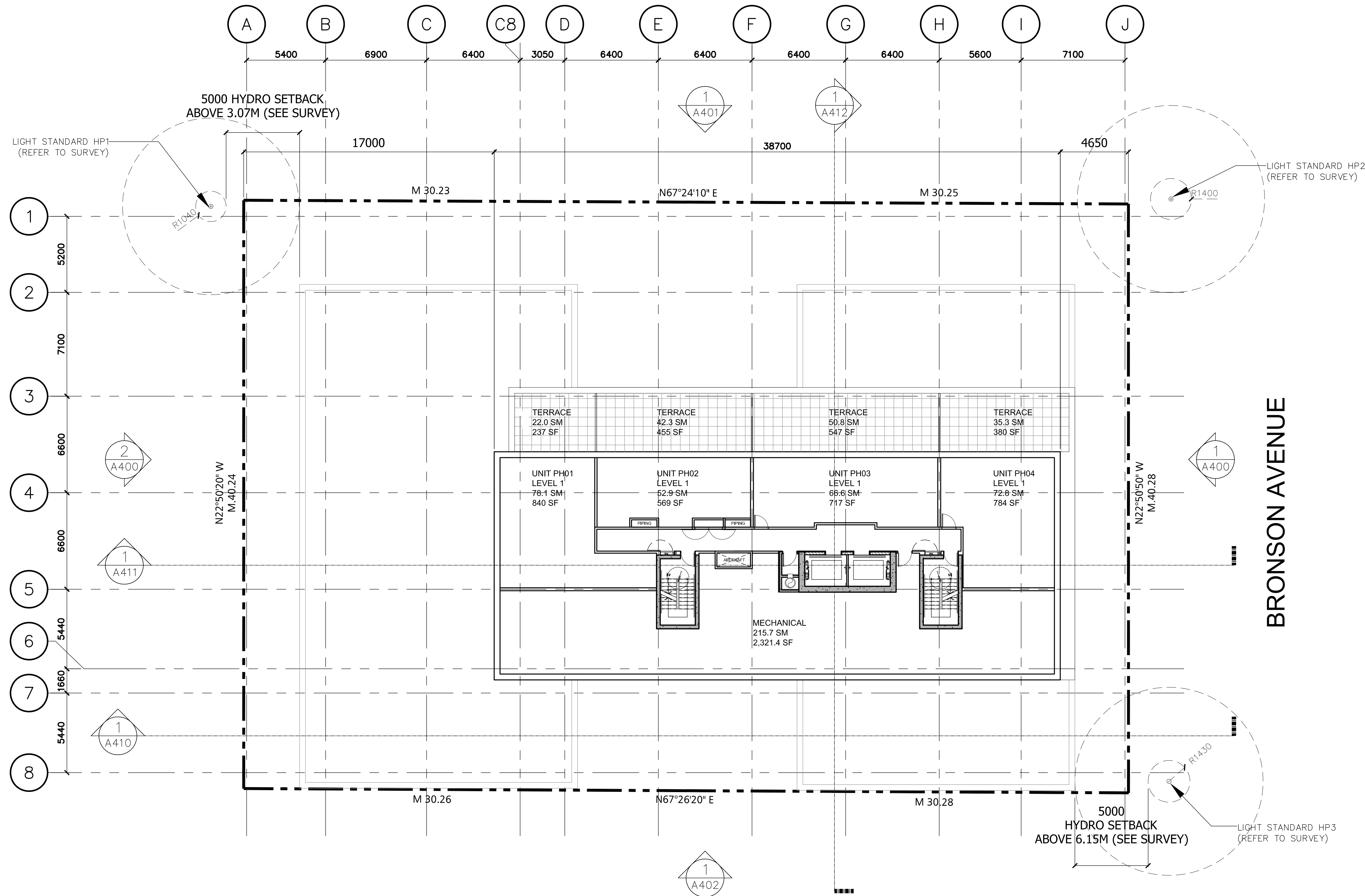
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Title
LEVEL 10 to 16

CAMBRIDGE STREET

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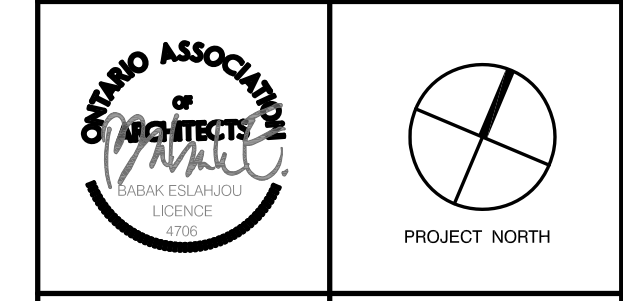


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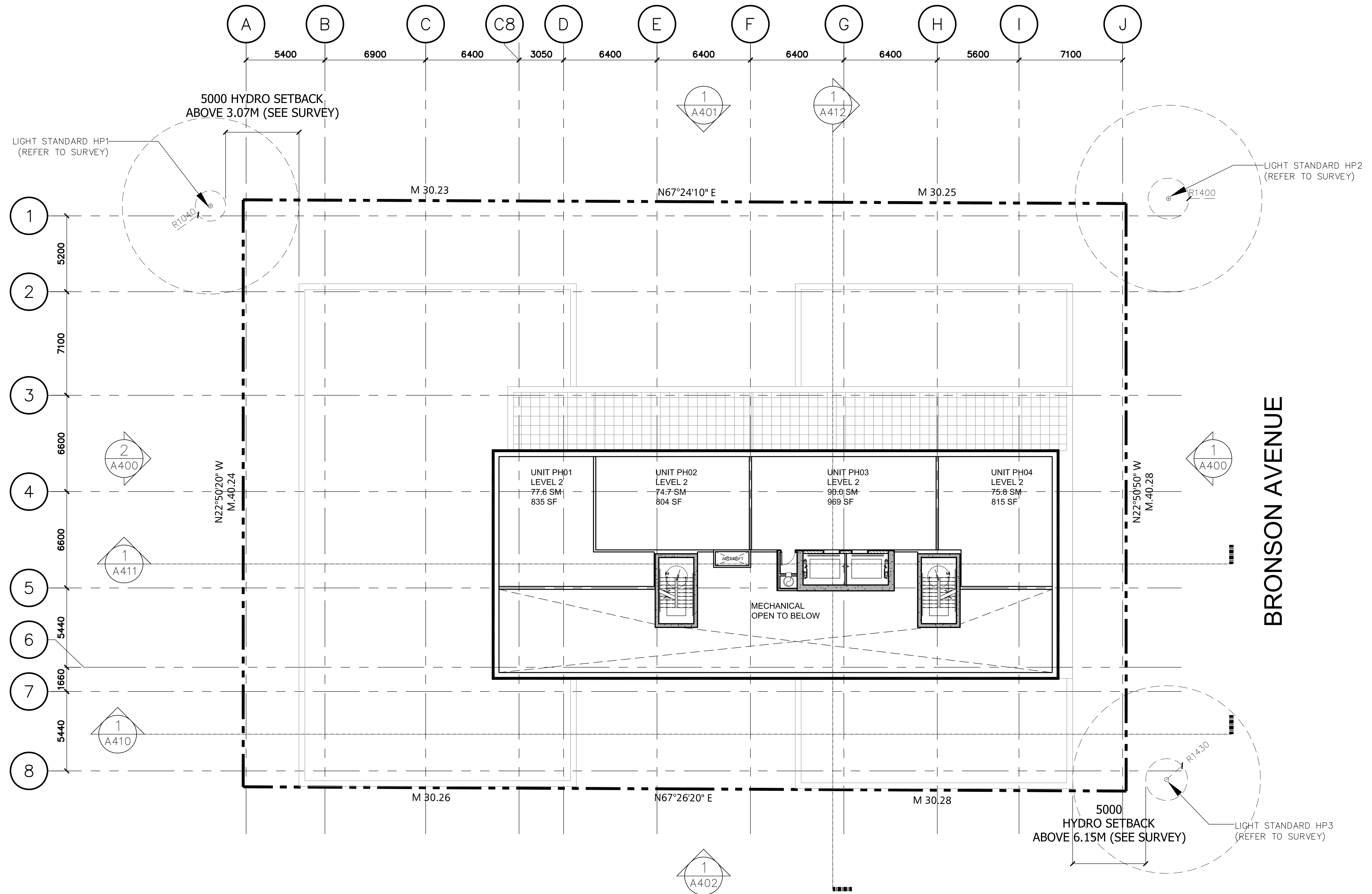
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Title
LEVEL 17
MECHANICAL

Project No. 13-128	Drawing No. A211
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CAMBRIDGE STREET

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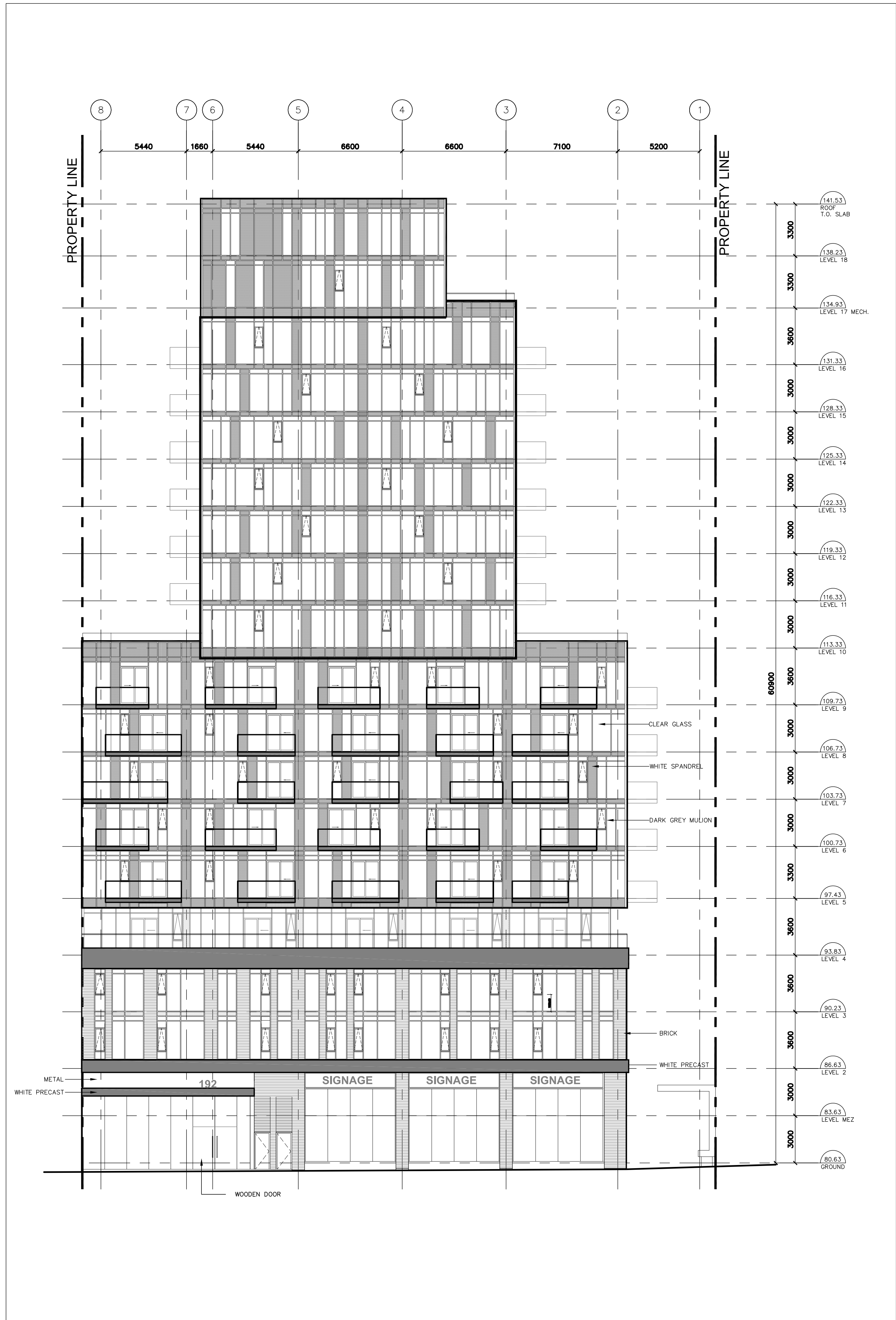
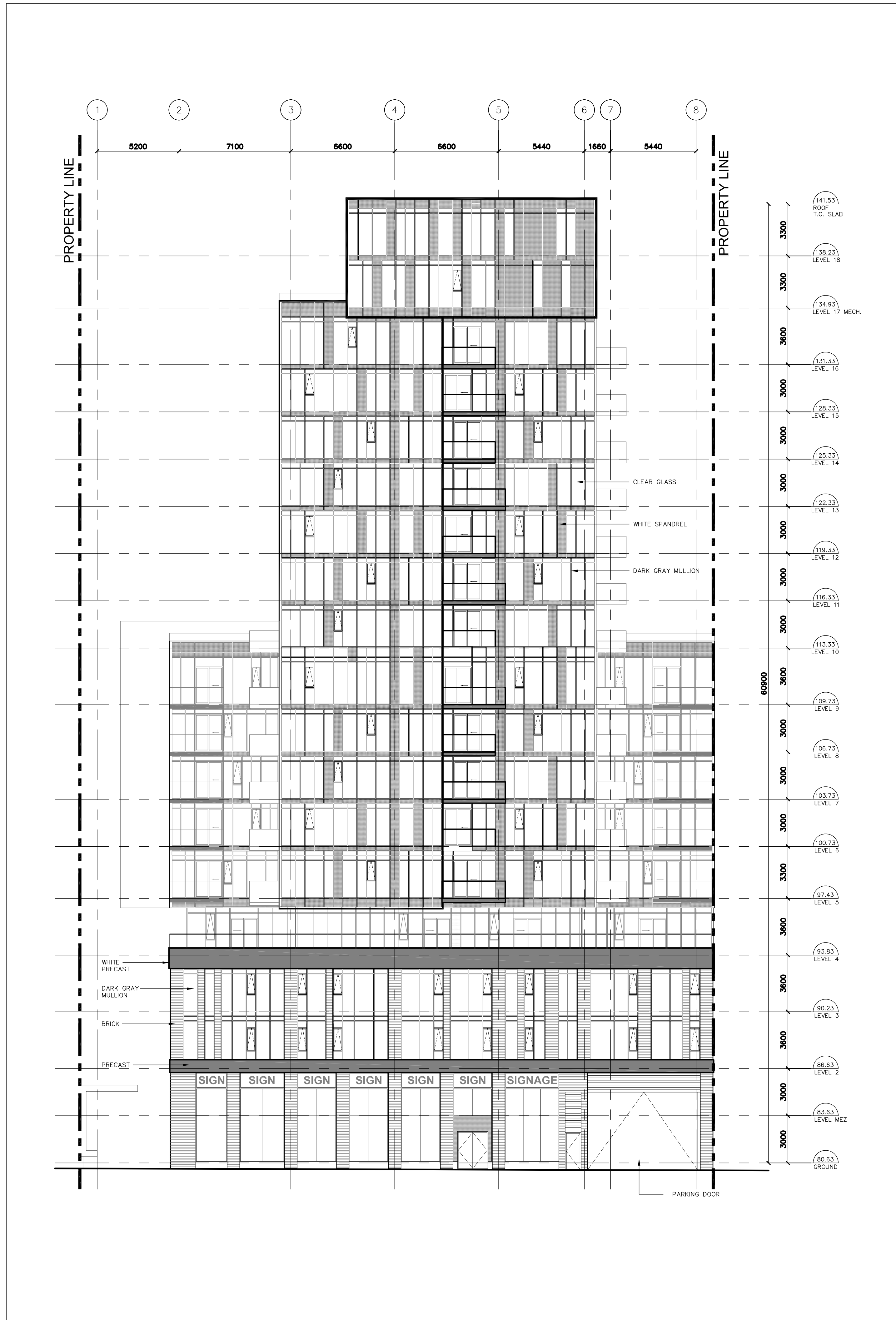
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Title
LEVEL 18



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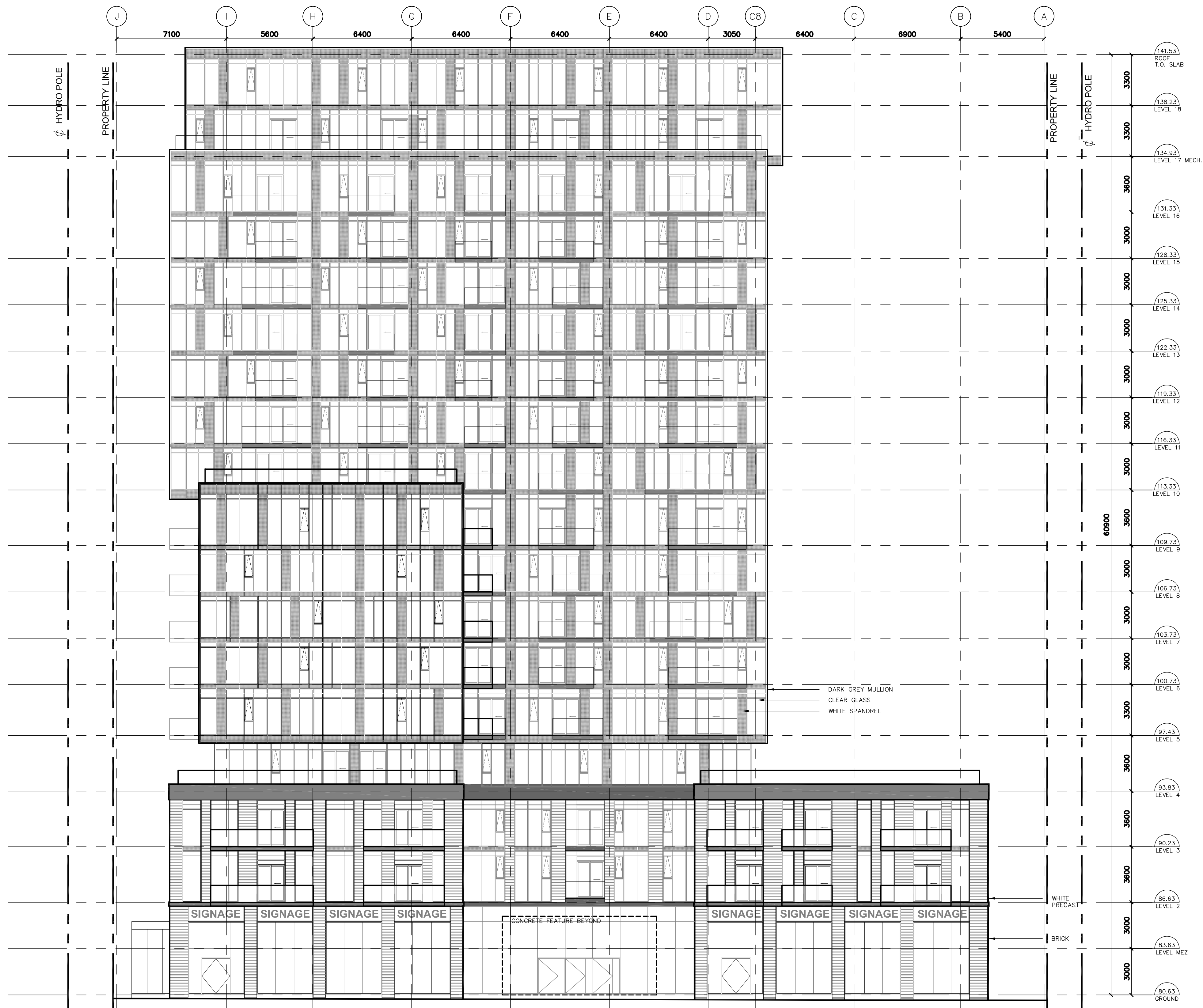
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Title
WEST & EAST ELEVATIONS

Project No. 13-128 Drawing No. A400



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Title: NORTH ELEVATION

Project No. 13-128 Drawing No. A401



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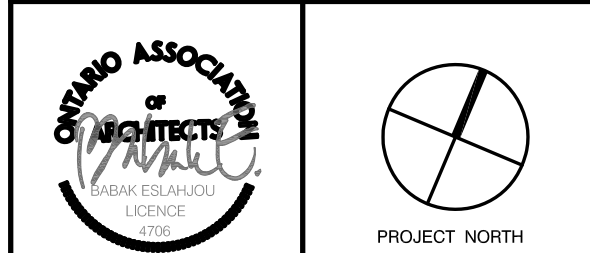
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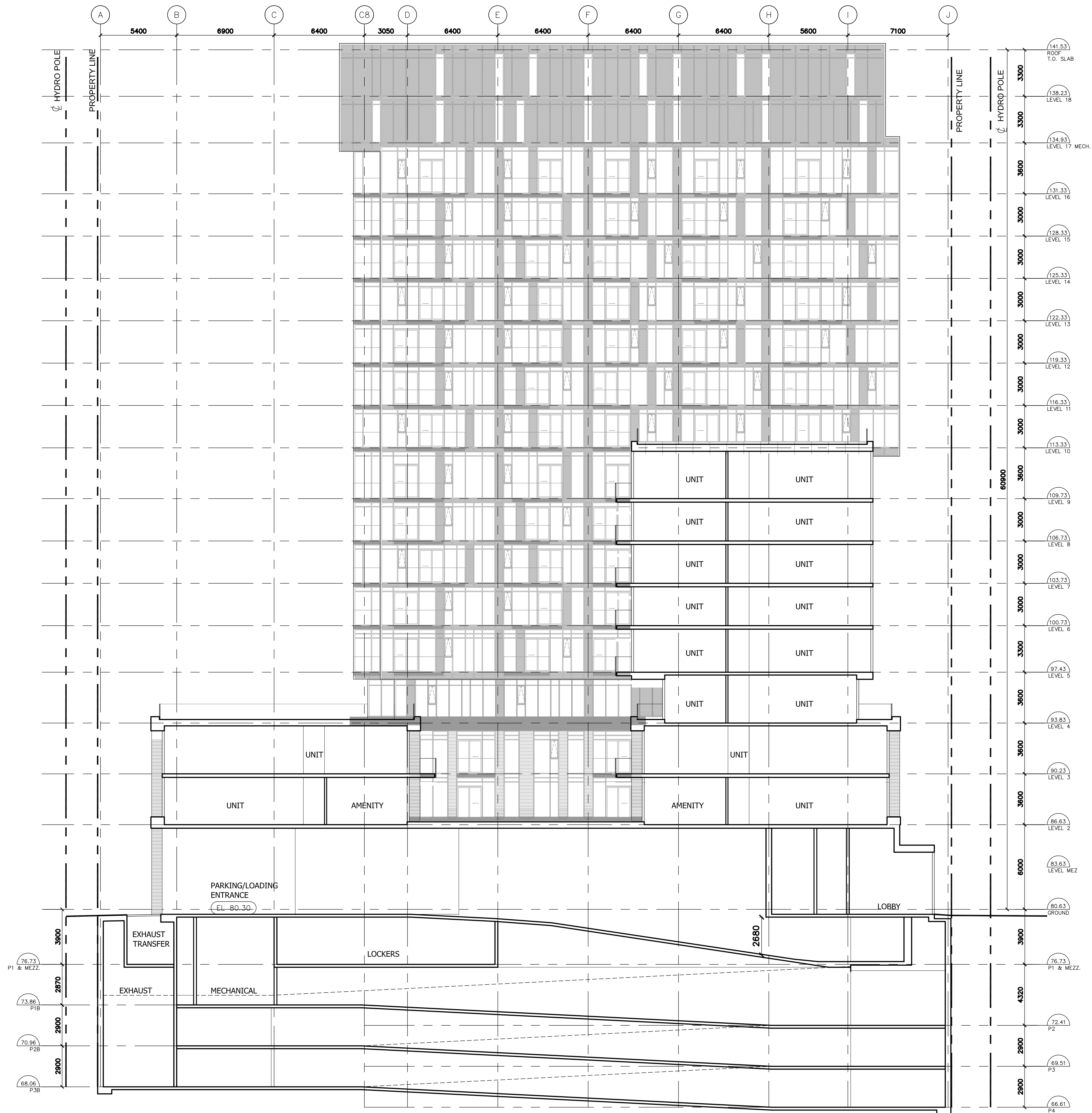
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Title: SOUTH ELEVATION

Project No. 13-128 Drawing No. A402



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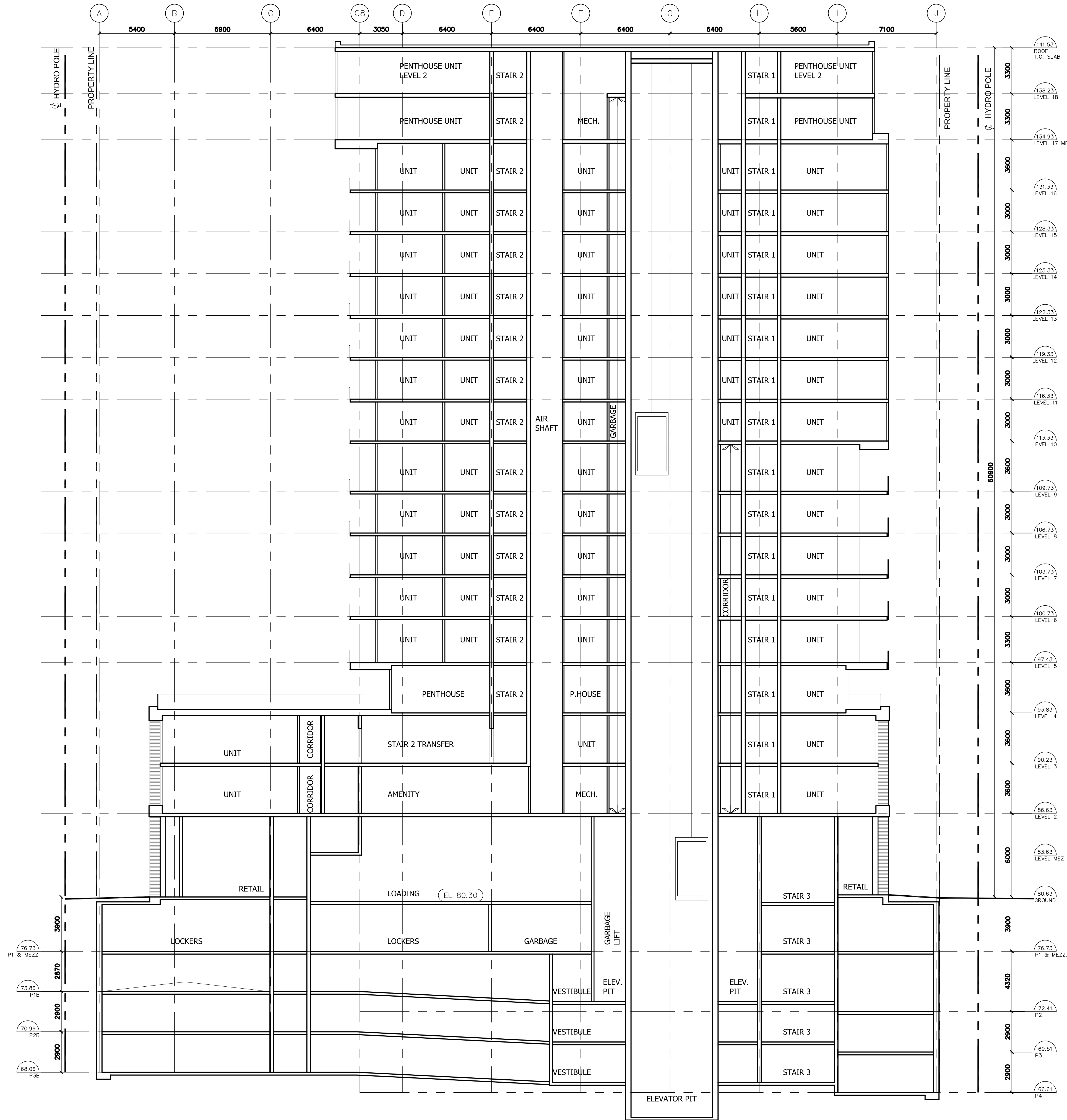
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Title
LONGITUDINAL SECTION
THROUGH RAMP

Project No. 13-128 Drawing No. A410



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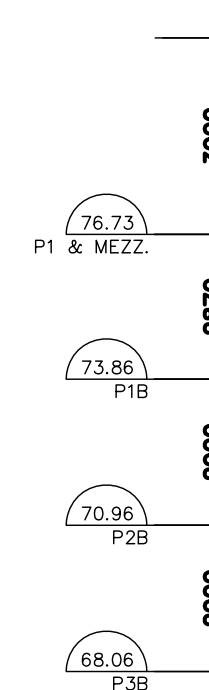
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Title
LONGITUDINAL SECTION
THROUGH ELEVATORS

Project No. 13-128 Drawing No. A411



Project No. 13-128	Drawing No. A412	