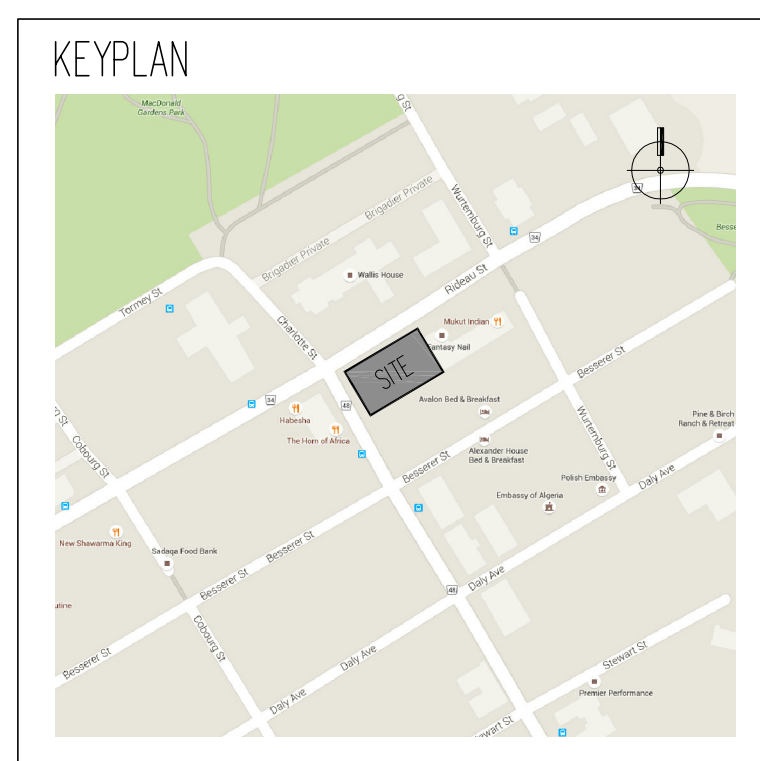


- ### GENERAL NOTES
- For landscaping, refer to landscape drawings.
 - For proposed grading, refer to landscape drawings.
 - All perimeter existing information indicated taken from survey.
 - All work to be done in conformance with the 2012 Ontario Building Code, [O.B.C., as amended].
 - Land to be conveyed to the city free and clear of all encumbrances at a nominal cost for lane widening purposes at no expense to the city.

LIST OF DRAWINGS

A101	SITE PLAN & STATISTICS	1:200
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A301	GROUND FLOOR PLAN	1:100
A302	2ND - 7TH FLOORS PLANS	1:150
A401	ELEVATIONS - PROPOSED	1:150
A402	ELEVATIONS - AS OF RIGHT	1:150
A501	SECTIONS - PROPOSED	1:150
A502	SECTIONS - AS OF RIGHT	1:150



SURVEY INFORMATION

PLAN OF SURVEY OF
LOTS 49, 50 AND THE WEST HALF OF
LOT 51 (South Rideau Street)
REGISTERED PLAN 6
CITY OF OTTAWA

ANNIS, O'SULLIVAN, VOLLEBECK LTD.
ONTARIO LAND SURVEYOR
SUITE 500
14 CONCOURSE GATE
NEPEAN, ONTARIO
K2E 7S6
TEL (613) 727-0850
FAX (613) 727-1079

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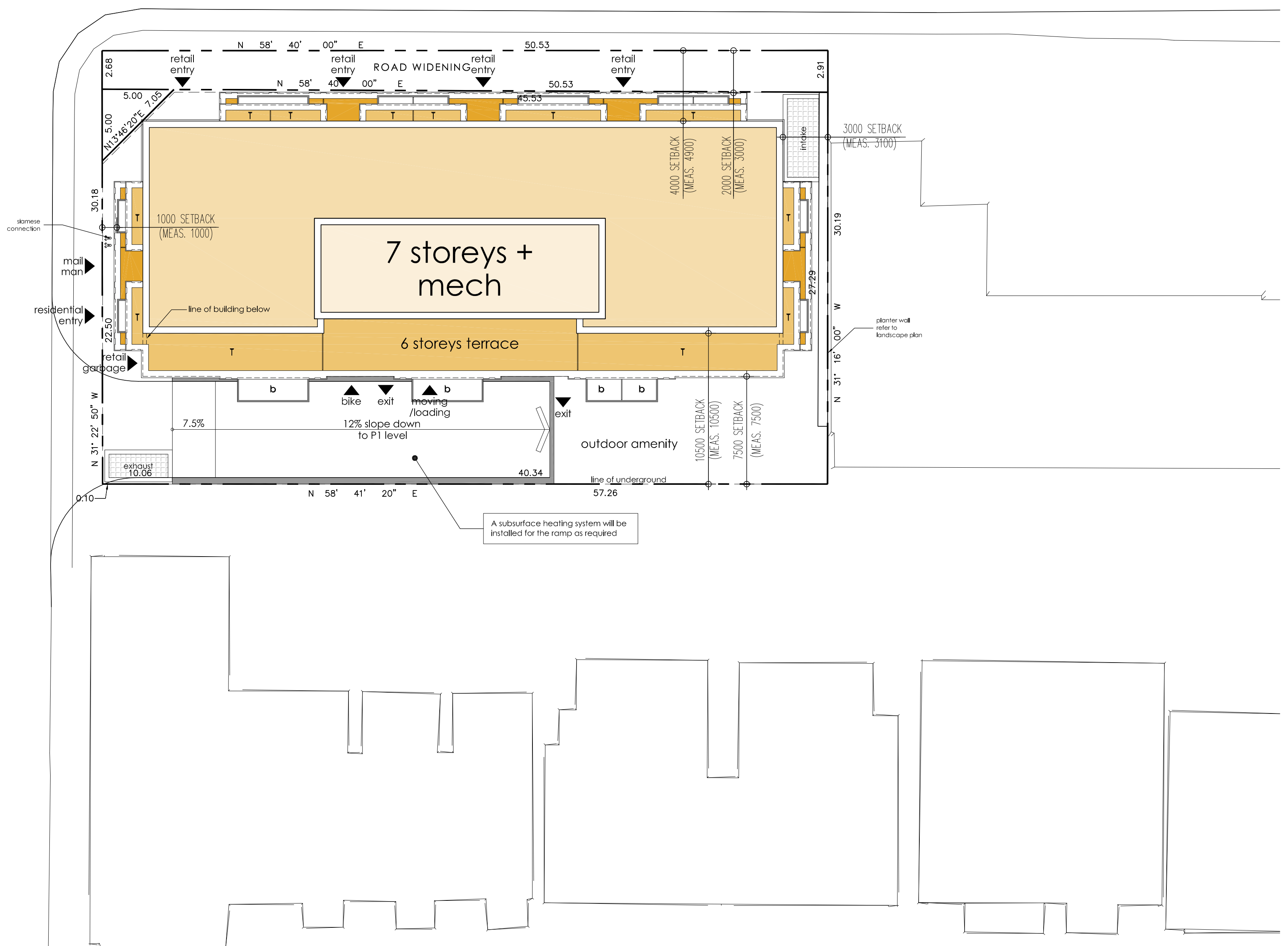
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- | | | | |
|-----|-------------|----------------|------|
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RIDEAU STREET

CHARLOTTE STREET



STATISTICAL INFORMATION

	REQUIRED	PROVIDED
1. SITE AREA		± 1,525 m ² ± 16,413 ft ² ± 0.38 ha ± 0.15 ac
2. G.F.A.		GROUND ± 420 m ² ± 4,520 ft ² 2ND - 3RD ± 1,388 m ² ± 14,942 ft ² 4TH ± 672 m ² ± 7,233 ft ² 5TH - 6TH ± 1,344 m ² ± 14,467 ft ² 7TH ± 523 m ² ± 5,627 ft ² TOTAL G.F.A. ± 4,347 m² ± 46,789 ft²
3. F.S.I.	MAXIMUM F.S.I. = 3	2.85
4. BUILDING HEIGHT	MAXIMUM PERMITTED HEIGHT 22 m AND NO GREATER THAN 7 STOREYS	7 STOREYS 24.5 m + 4 m MECH. (FROM GROUND FLOOR TO TOP OF ROOF SLAB)
5. UNIT COUNT		GROUND = 0 u 2ND - 3RD (13 u/Flr x 2 flrs) = 26 u 4TH = 13 u 5TH - 6TH (13 u/Flr x 2 flrs) = 26 u 7TH = 7 u TOTAL UNITS 72 u
6. UNIT BREAKDOWN		1B = 38 u (53%) 1B+0 = 28 u (39%) 2B = 4 u (5%) 2B+0 = 2 u (3%) TOTAL UNITS 72 u
7. AMENITY	AS PER URBAN EXCEPTION 1697: A MINIMUM OF 16.5 m ² TOTAL AMENITY AREA MUST BE PROVIDED FOR EACH DWELLING UNIT, OF WHICH HALF MUST BE PROVIDED AS UNCOVERED OUTDOOR AMENITY AREA. i) INDOOR 9.25 x 72 = 666 m ² ii) OUTDOOR 9.25 x 72 = 666 m ²	INDOOR ± 217 m ² OUTDOOR ± 143 m ² GROUND ± 208 m ² 4TH ± 117 m ² 5TH-6TH ± 158 m ² 7TH ± 164 m ² SUBTOTAL ± 790 m ² TOTAL REQUIRED ± 1,332 m² TOTAL PROVIDED ± 1,007 m²
8. PARKING	i) RESIDENTS 0.5 SPACES/UNIT = 0.5 x 72 u = 36 SPACES ii) VISITORS NONE FOR FIRST 12 UNITS AND 0.2 SPACES/UNIT FOR NEXT 300 UNITS = 0.2 x 60 u = 12 SPACES iii) RETAIL 2.5 SPACES/100 m ² = 2.5/100 x 339 m ² = 8.475 = 9 SPACES	P2 = 31 sp P1 = 4 sp 35 SPACES P1 = 12 sp 12 SPACES P1 = 9 sp 9 SPACES TOTAL REQUIRED 57 SPACES TOTAL PROVIDED 56 SPACES
9. BIKE STORAGE	i) RESIDENTS 0.5 SPACES/UNIT = 0.5 x 72 u = 36 SPACES ii) RETAIL 1 SPACES/250 m ² = 1/250 x 339 m ² = 1.356 = 1 SPACES	GROUND = 36 sp 36 SPACES GROUND = 1 sp 1 SPACES TOTAL REQUIRED 37 SPACES TOTAL PROVIDED 37 SPACES
10. SETBACKS	i) NORTH FRONT YARD 2 m MINIMUM ABOVE 6 STOREYS ii) EAST INTERIOR SIDE YARD 3 m MINIMUM ABOVE 6 STOREYS WHERE THE MAX. BUILDING HEIGHT IS MORE THAN 16 m iii) SOUTH REAR YARD 7.5 m MINIMUM 10.5 m MINIMUM ABOVE 6 STOREYS WHERE THE MAX. BUILDING HEIGHT IS MORE THAN 16 m iv) WEST CORNER SIDE YARD 1 m MINIMUM	2 m BELOW 4 STOREYS 4 m ABOVE 4 STOREYS 3 m 7.5 m BELOW 6 STOREYS 10.5 m ABOVE 6 STOREYS 1 m

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Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT
594 Rideau

OTTAWA ONTARIO

Project Architect: **E. Corazza**
Assistant Designer: **L. Wong**
Drawn By: **L. Wong**
Checked By: **D. Biase**
Plot Date: **Dec 22, 2016**
Job #: **1313.152**

SITE PLAN & STATISTICS

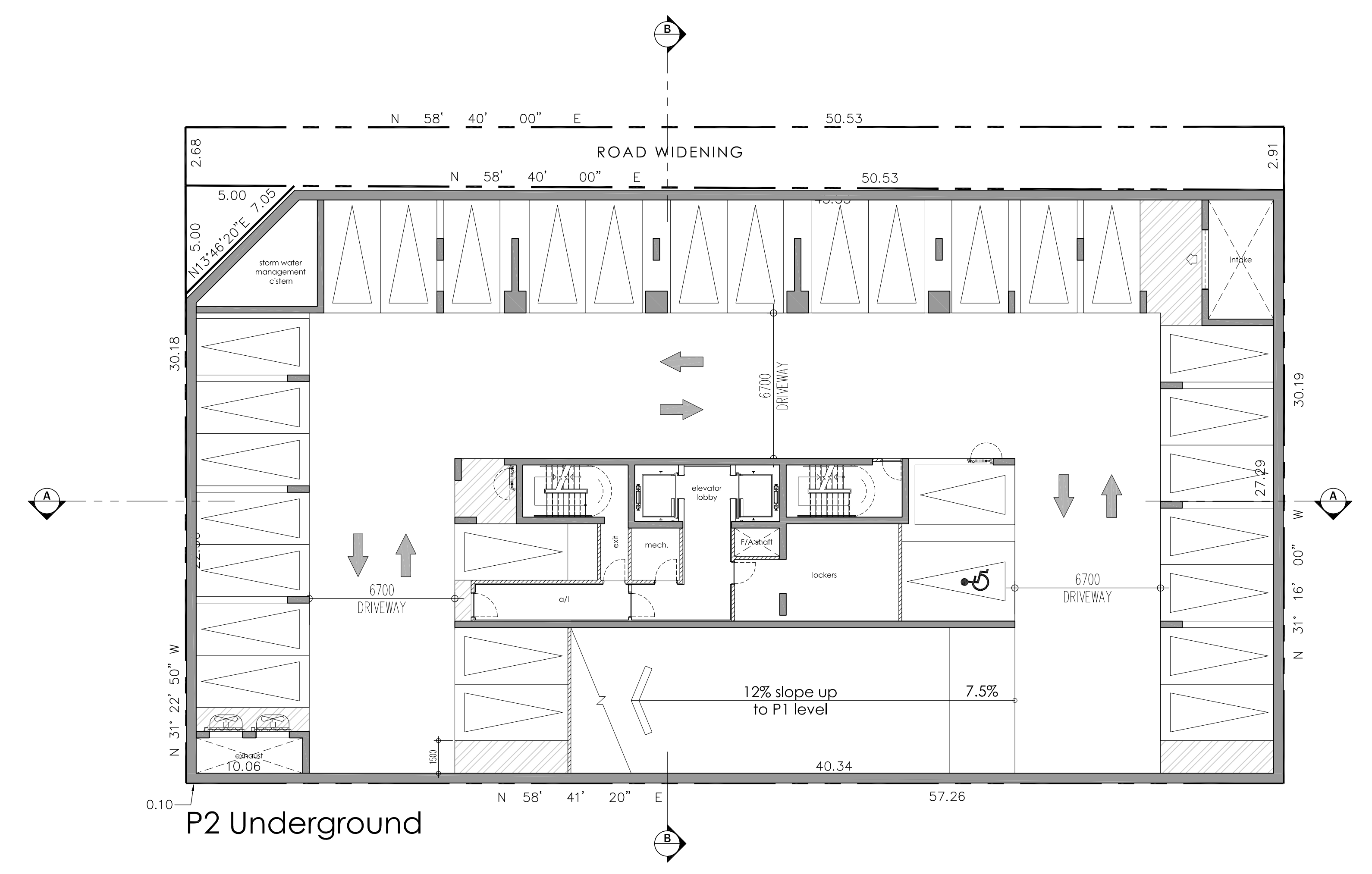
1:200 **A101**

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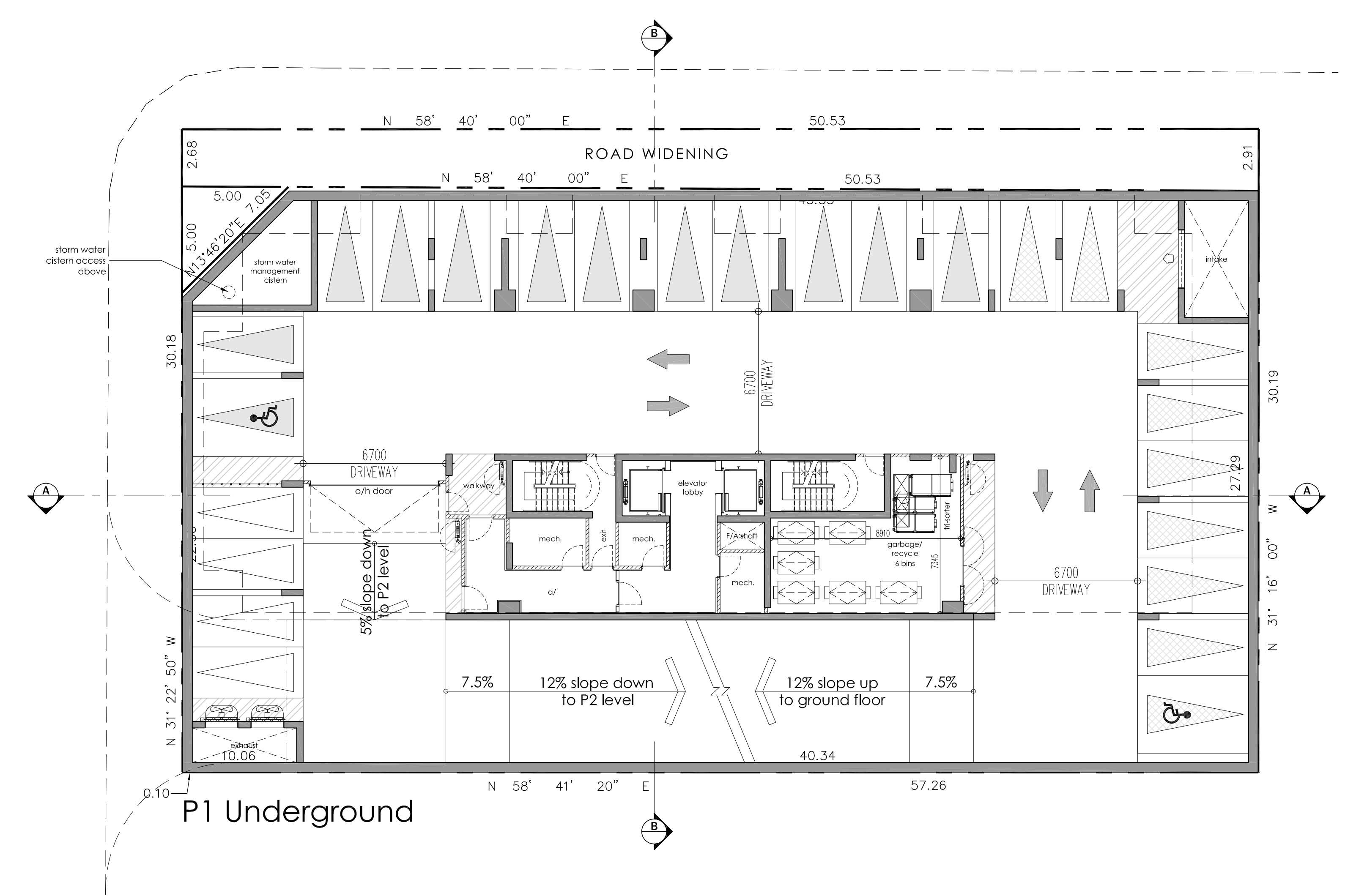
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P2 Underground




P1 Underground

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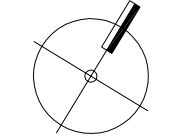

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PROPOSED MIXED USE DEVELOPMENT
594 Rideau

OTTAWA  ONTARIO
 Project Architect: E. Corazza
 Assistant Designer: L. Wong
 Drawn By: L. Wong
 Checked By: D. Biase
 Plot Date: Dec 22, 2016
 Job #: 1313.152

UNDERGROUND PLANS

 1:150 **A201**

TITLEBLOCK SIZE: 610 x 950

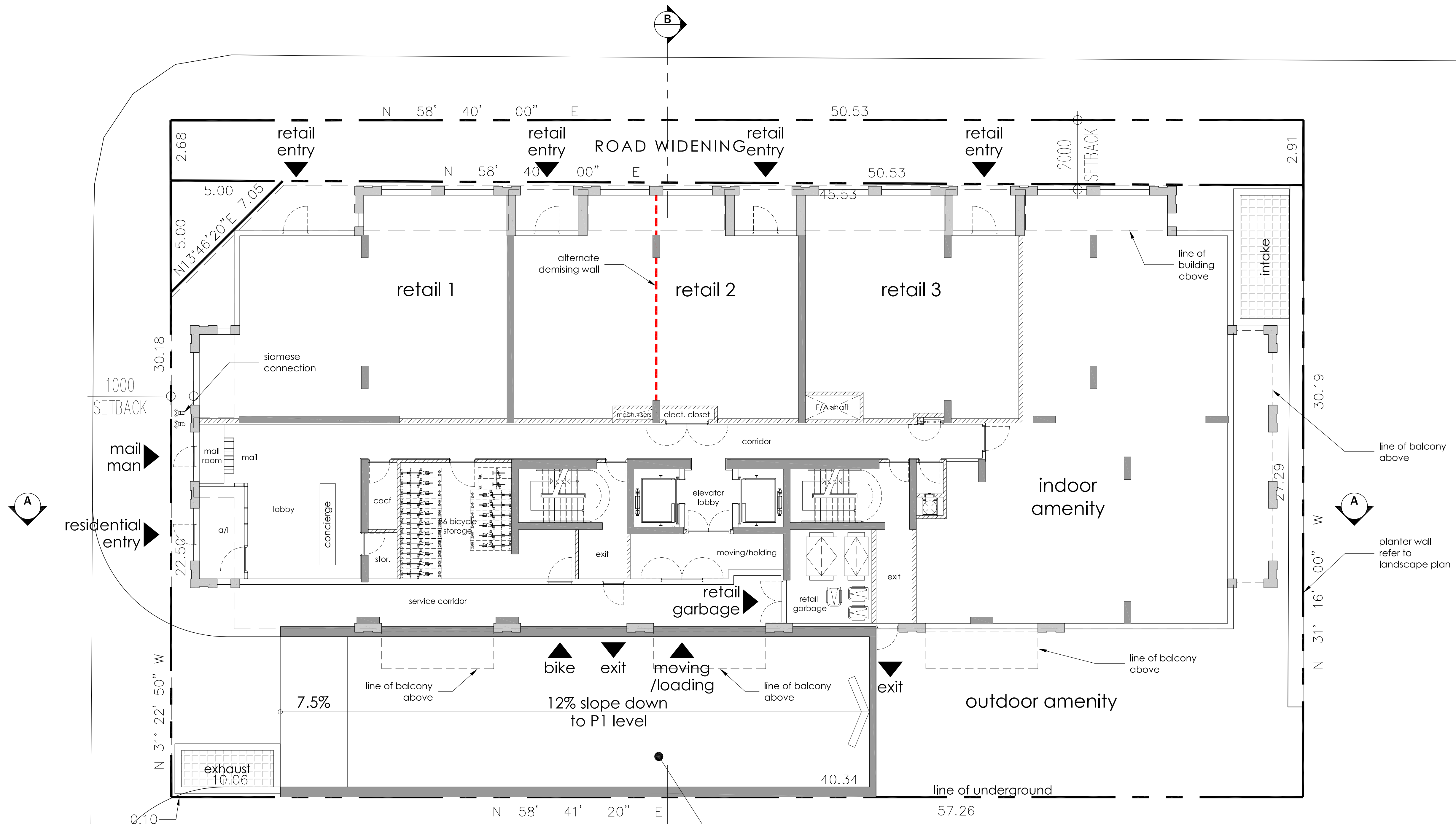
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RIDEAU STREET

CHARLOTTE STREET

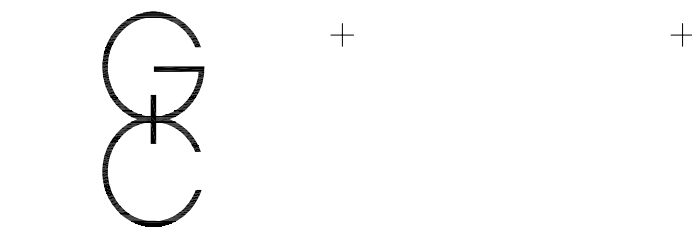


Ground Floor

G.F.A. = 420 m2 (4,520 ft2)
 Retail = 340 m2 (3,667 ft2)
 Indoor Amenity = 217 m2 (2,336 ft2)

A subsurface heating system will be installed for the ramp as required

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PROPOSED MIXED USE DEVELOPMENT
 594 Rideau

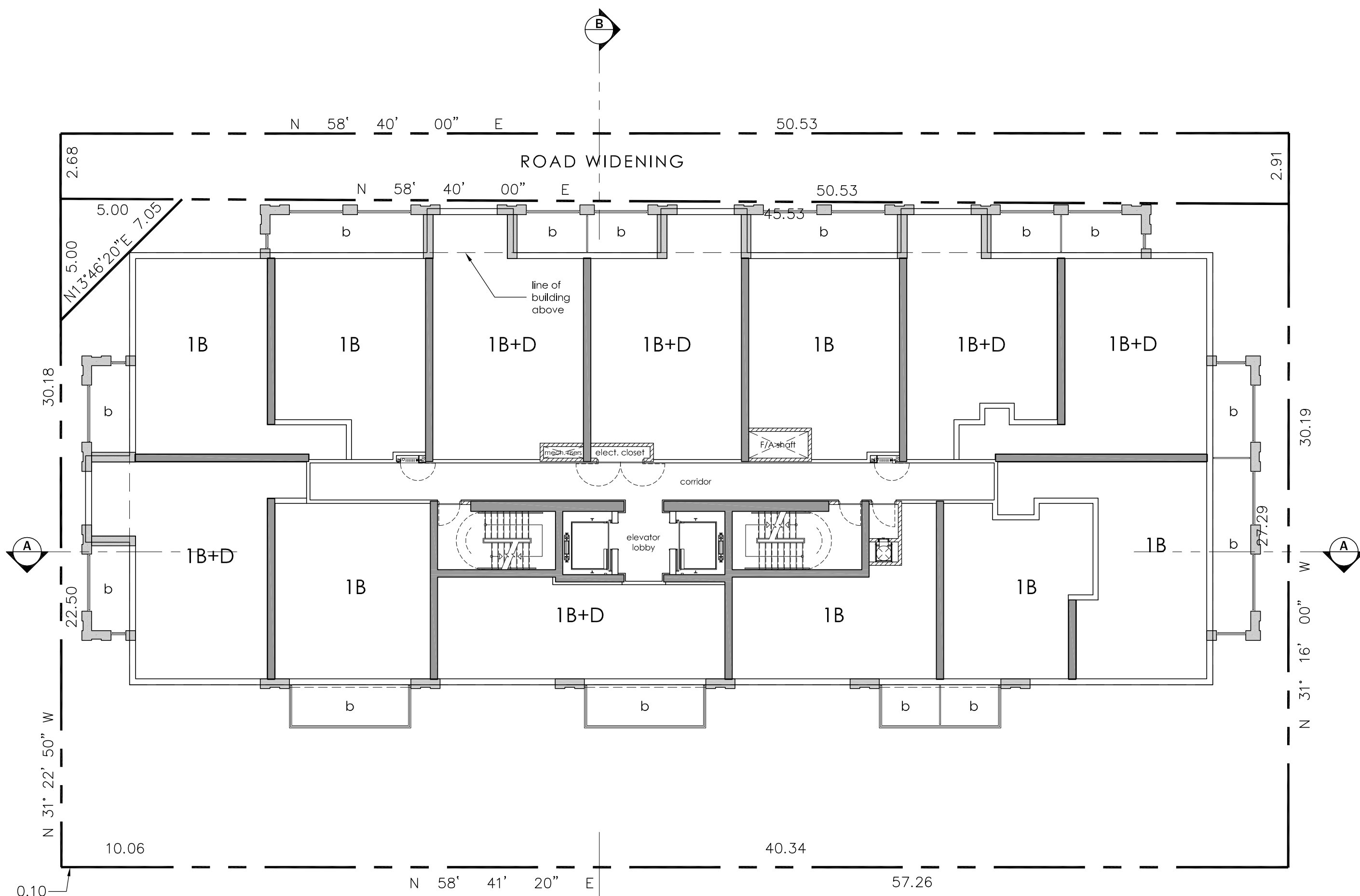
OTTAWA ONTARIO

Project Architect: E. Corazza
 Assistant Designer: L. Wong
 Drawn By: L. Wong
 Checked By: D. Biase
 Plot Date: Dec 22, 2016
 Job #: 1313.152

GROUND FLOOR PLAN

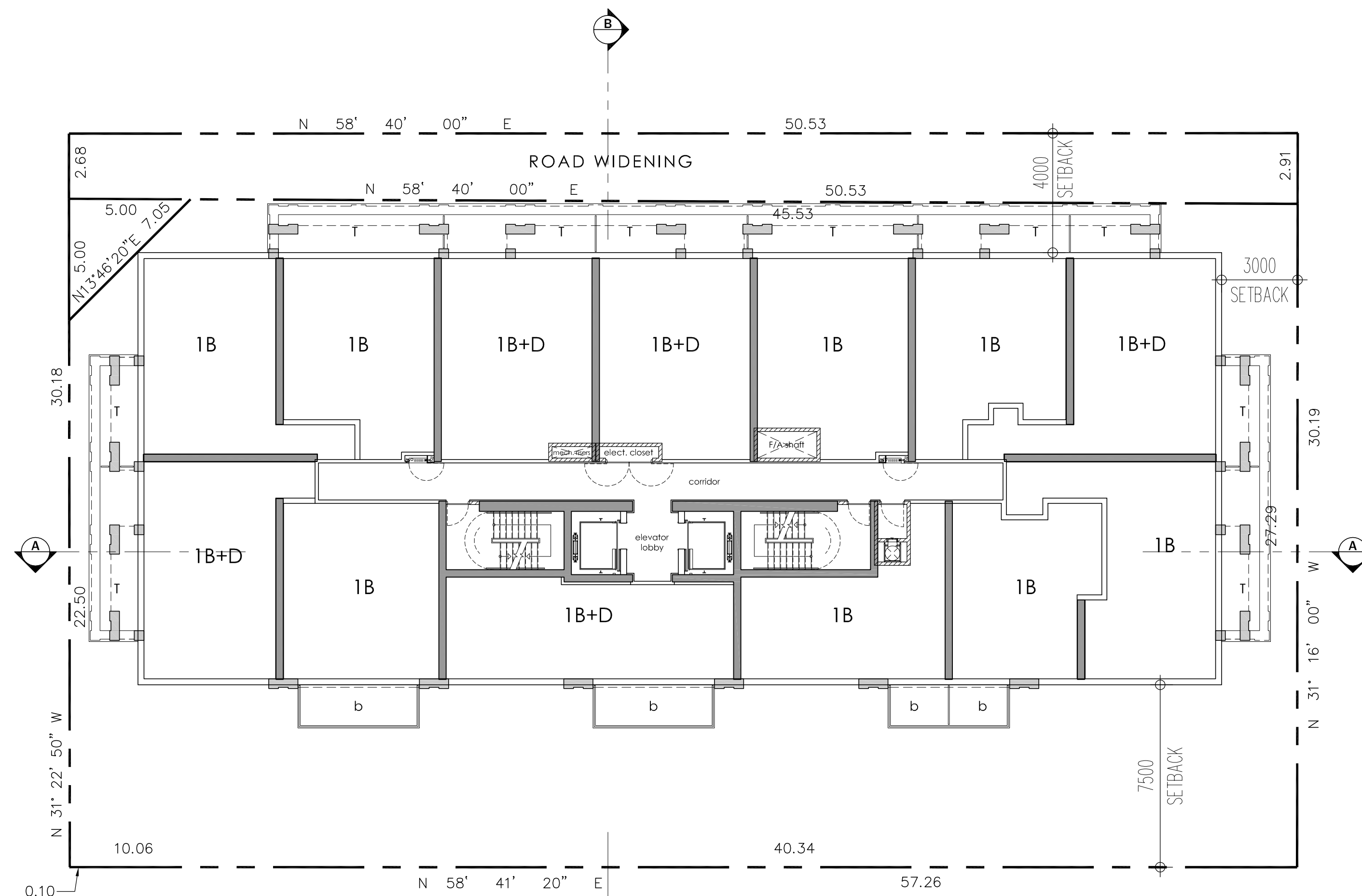
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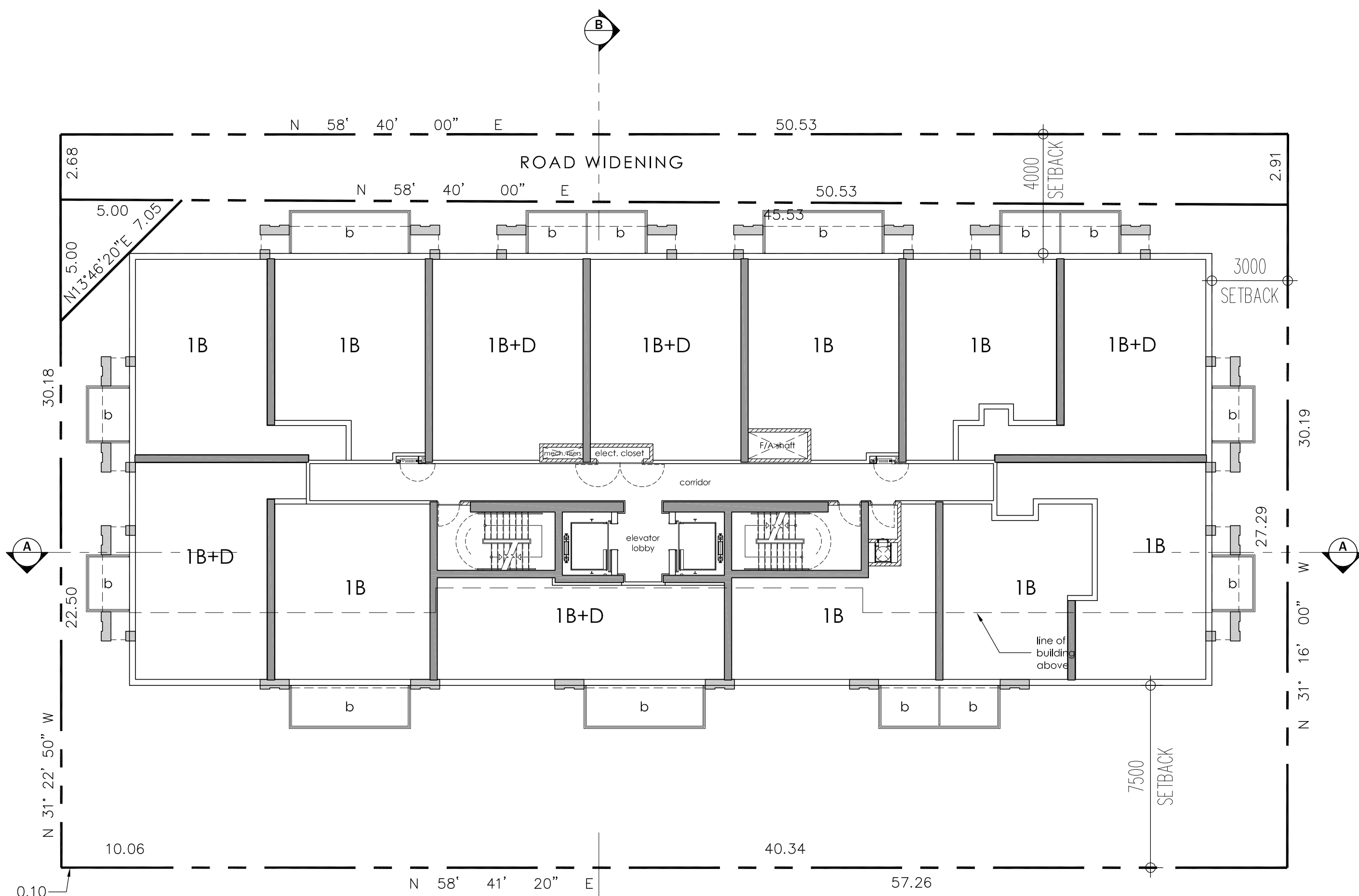
2nd - 3rd Floors

G.F.A. = 694.11 m² / flr x 2 flrs = 1,388 m² (14,942 ft²)
 13 units / flr x 2 flrs = 26 units



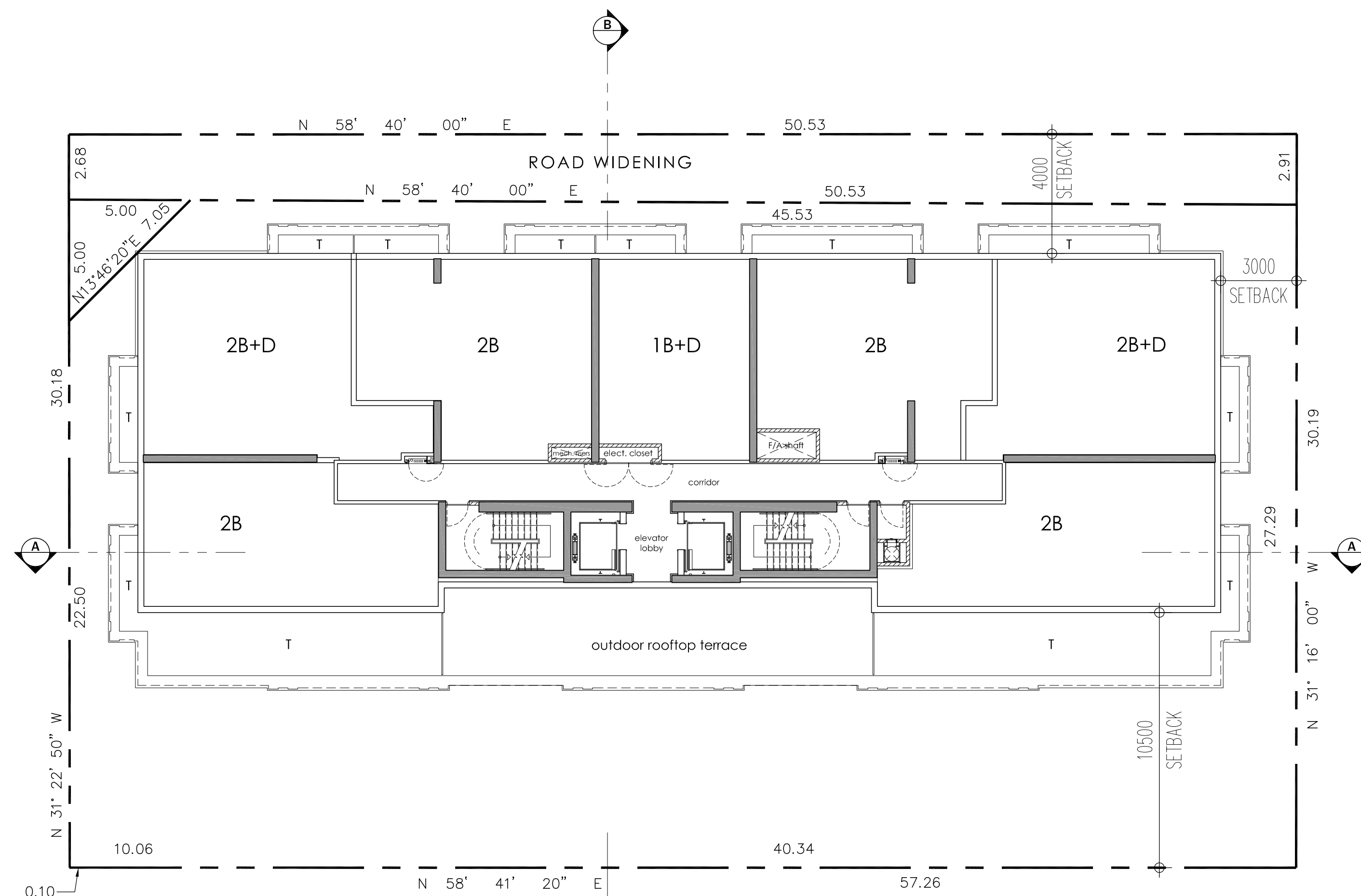
4th Floor

G.F.A. = 672 m² (7,233 ft²)
 13 units



5th - 6th Floors

G.F.A. = 672.02 m² / flr x 2 flrs = 1,344 m² (14,467 ft²)
 13 units / flr x 2 flrs = 26 units



7th Floor

G.F.A. = 523 m² (5,627 ft²)
 7 units

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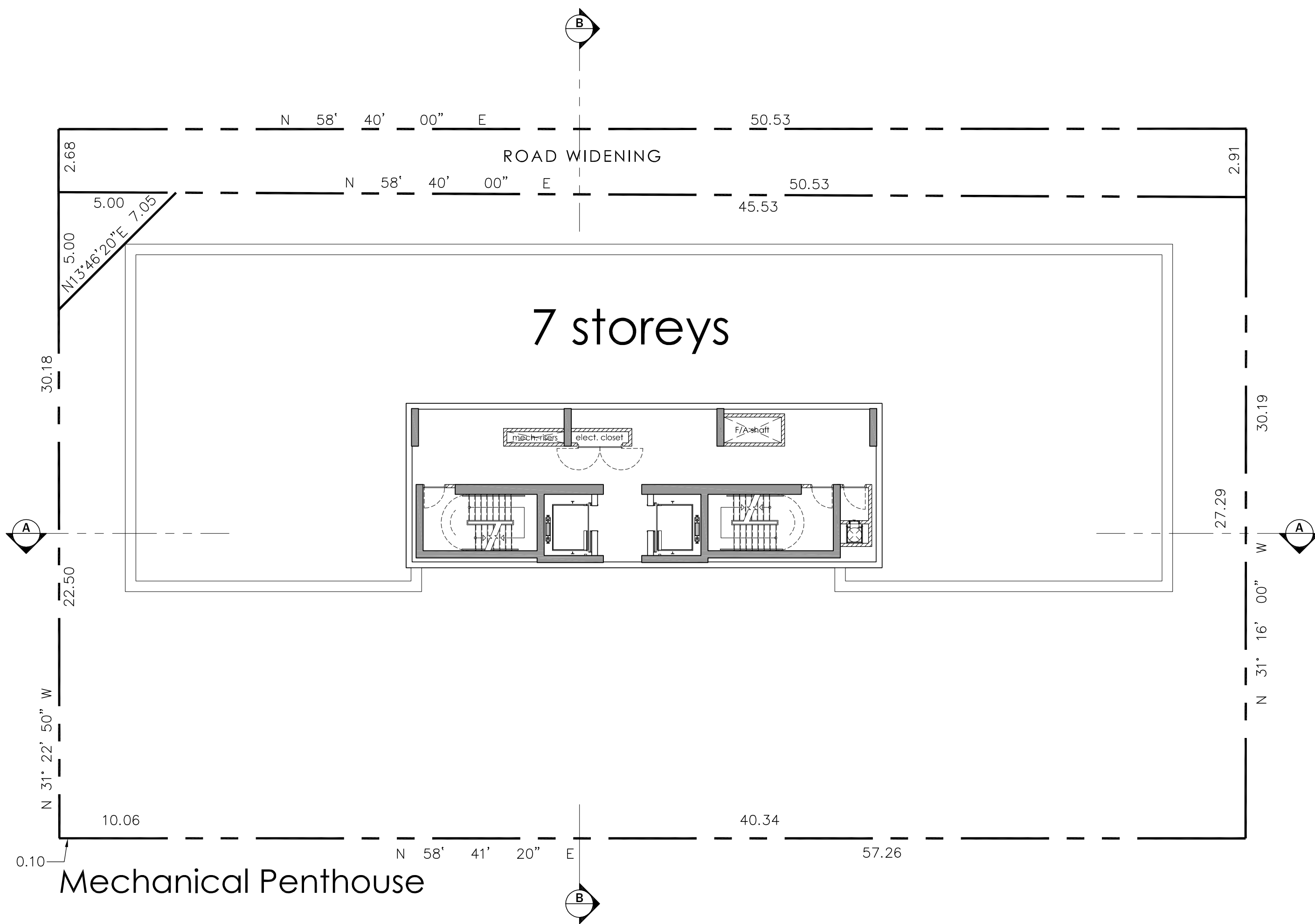
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 1120 Sheppard Drive, Suite 100, Mississauga, Ontario L4W 1C3
 Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT
594 Rideau

OTTAWA ONTARIO
 Project Architect: E. Corazza
 Assistant Designer: L. Wong
 Drawn By: L. Wong
 Checked By: D. Biase
 Plot Date: Dec 22, 2016
 Job #: 1313.152

2ND - 7TH FLOORS PLANS

1:150 **A302**



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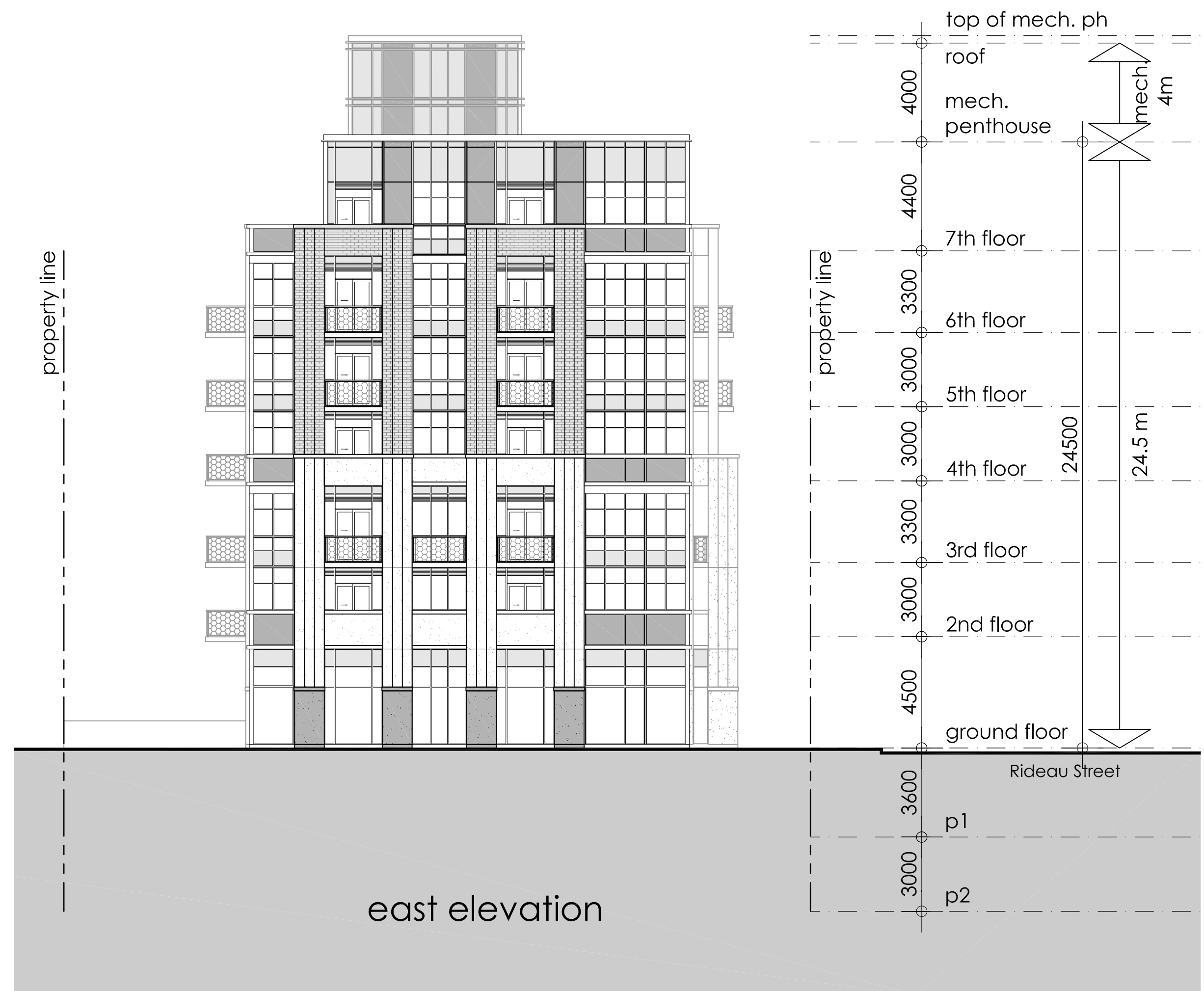
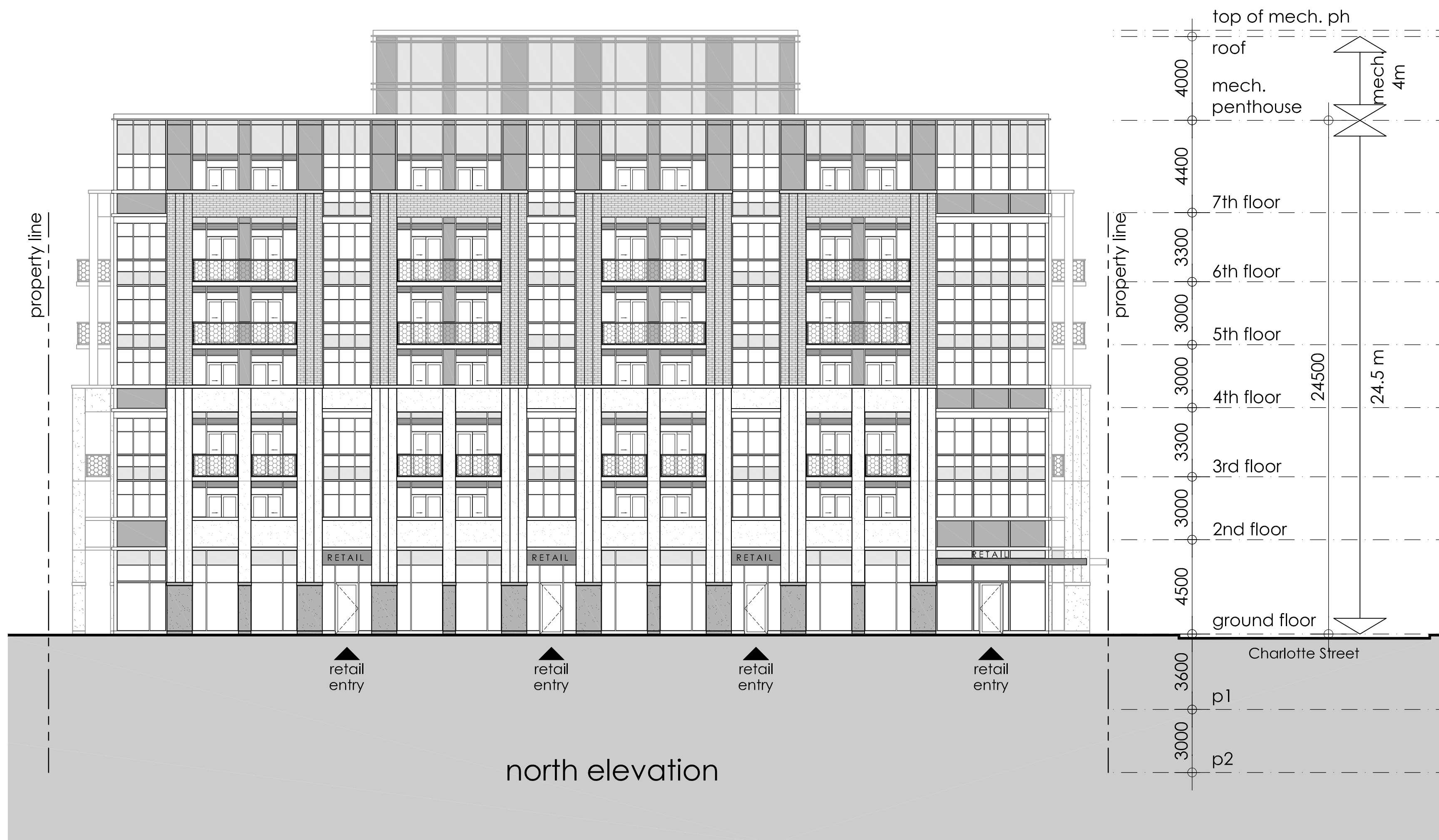
PROPOSED MIXED USE DEVELOPMENT
594 Rideau

OTTAWA ONTARIO

Project Architect: E. Corazza
Assistant Designer: L. Wong
Drawn By: L. Wong
Checked By: D. Biase
Plot Date: Dec 22, 2016
Job #: 1313.15Z

**MECHANICAL PENTHOUSE
PLAN**

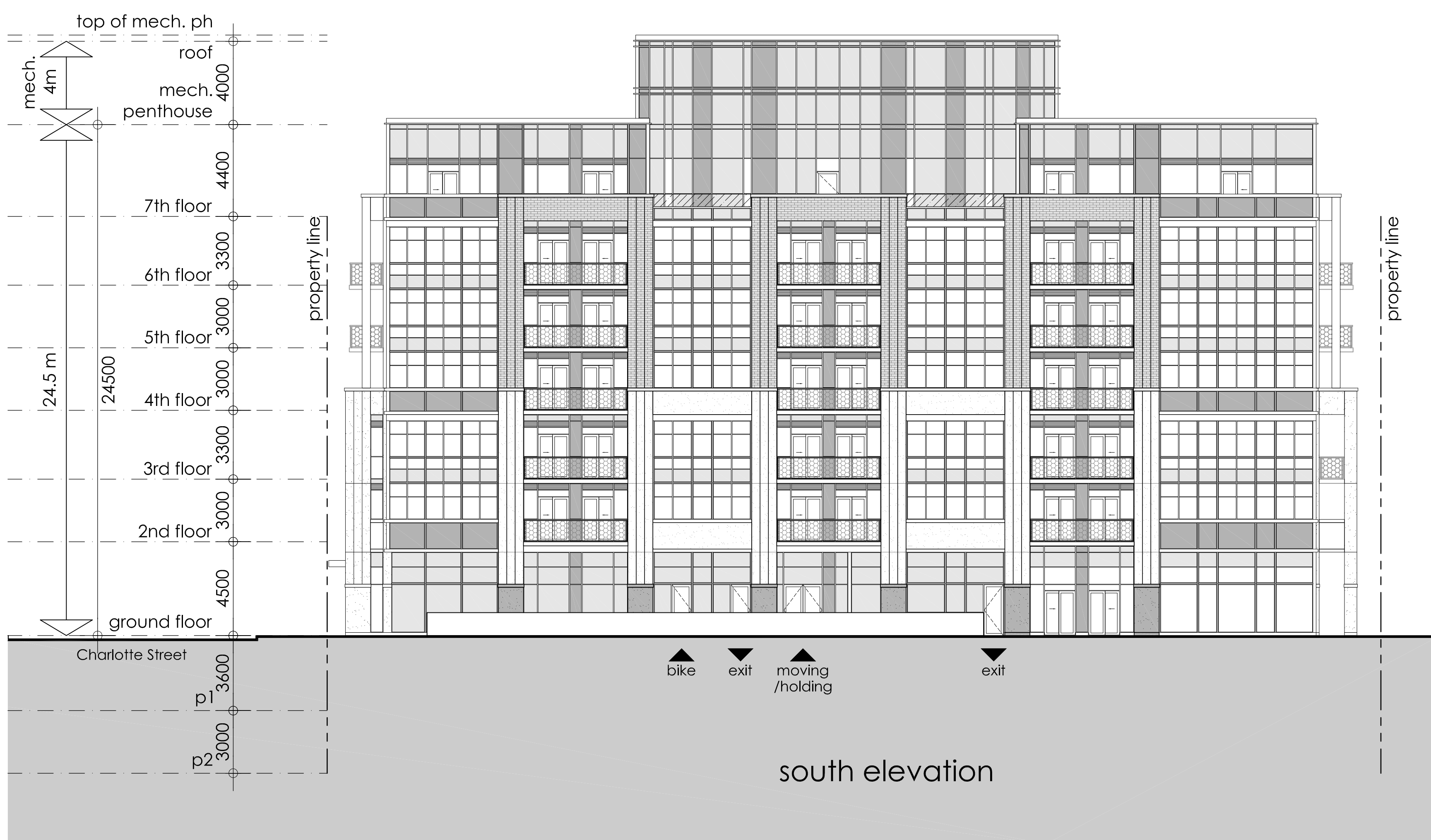
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PROPOSED MIXED USE DEVELOPMENT
594 Rideau

OTTAWA  ONTARIO

Project Architect: E. Corazza
 Assistant Designer: L. Wong
 Drawn By: L. Wong
 Checked By: D. Biase
 Plot Date: Dec 22, 2016
 Job #: 1313.152

**ELEVATIONS
PROPOSED**

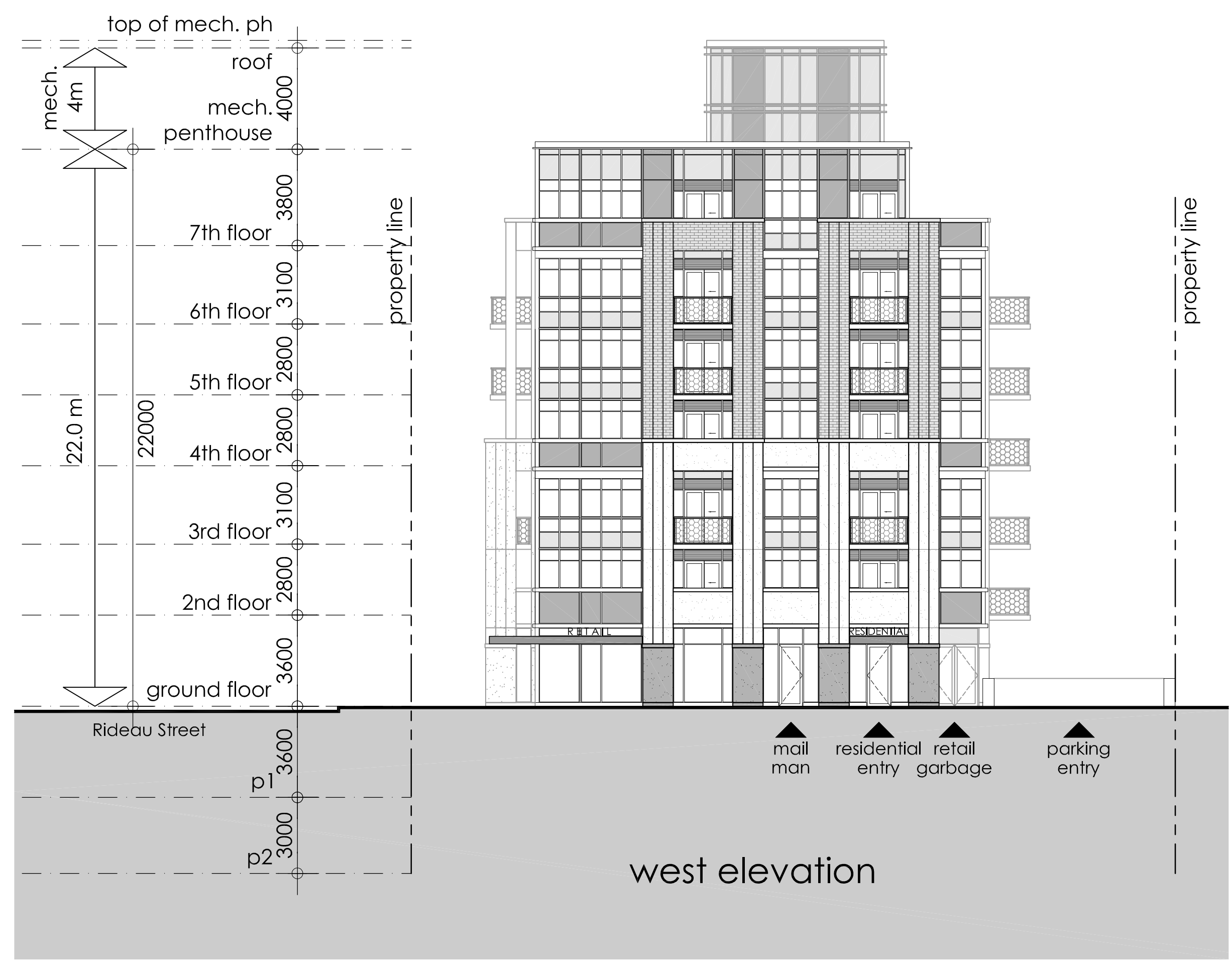
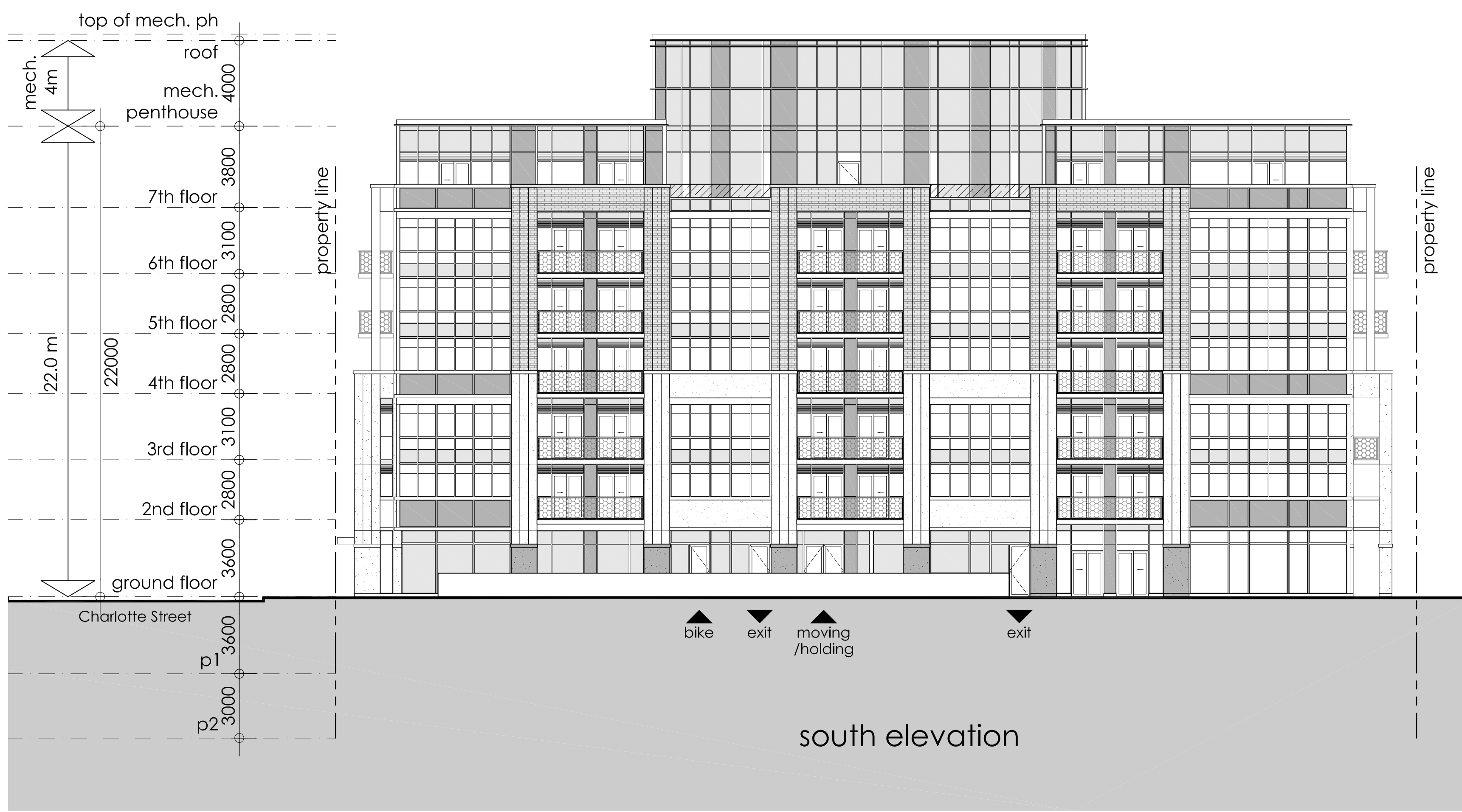
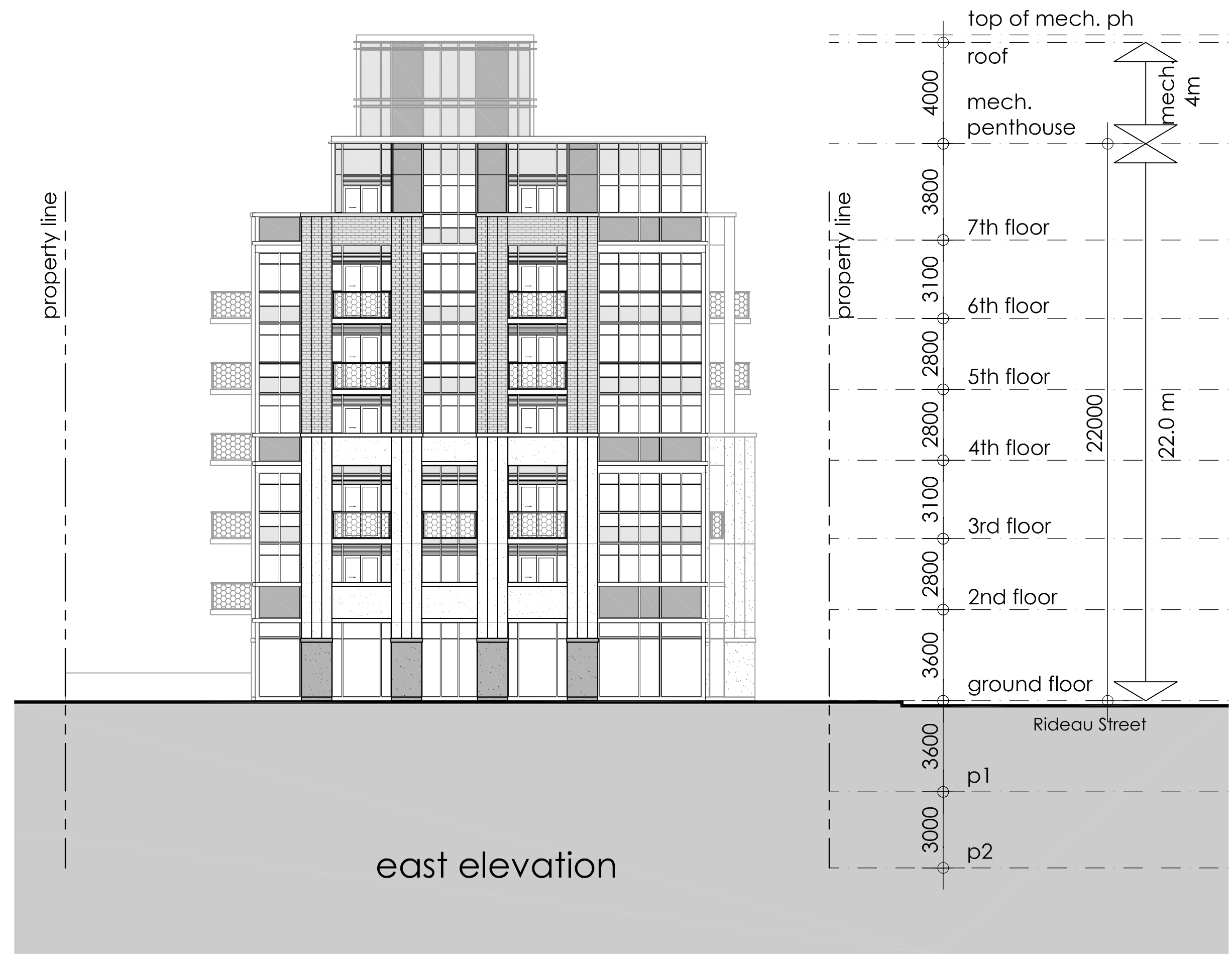
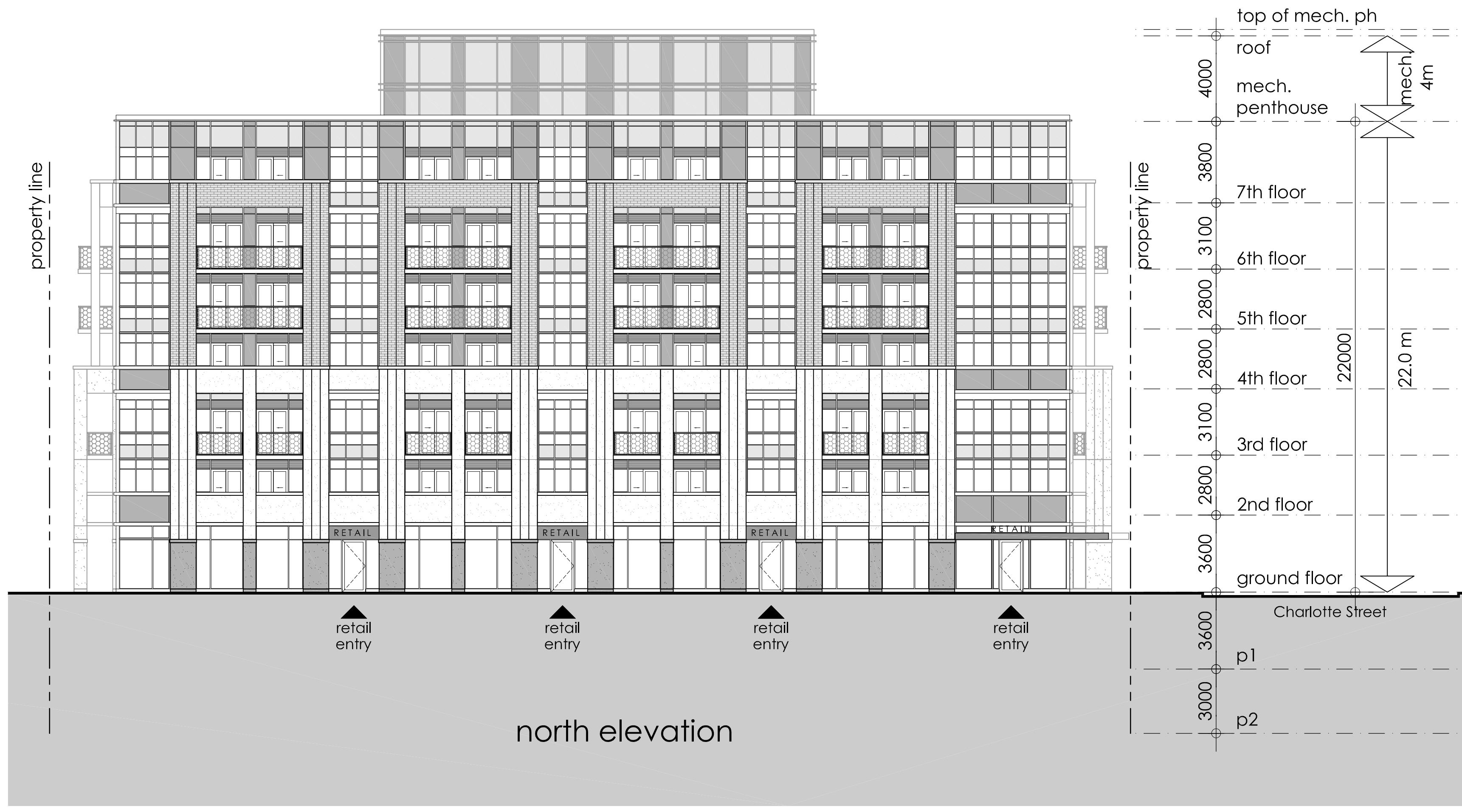
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PROPOSED MIXED USE DEVELOPMENT
594 Rideau

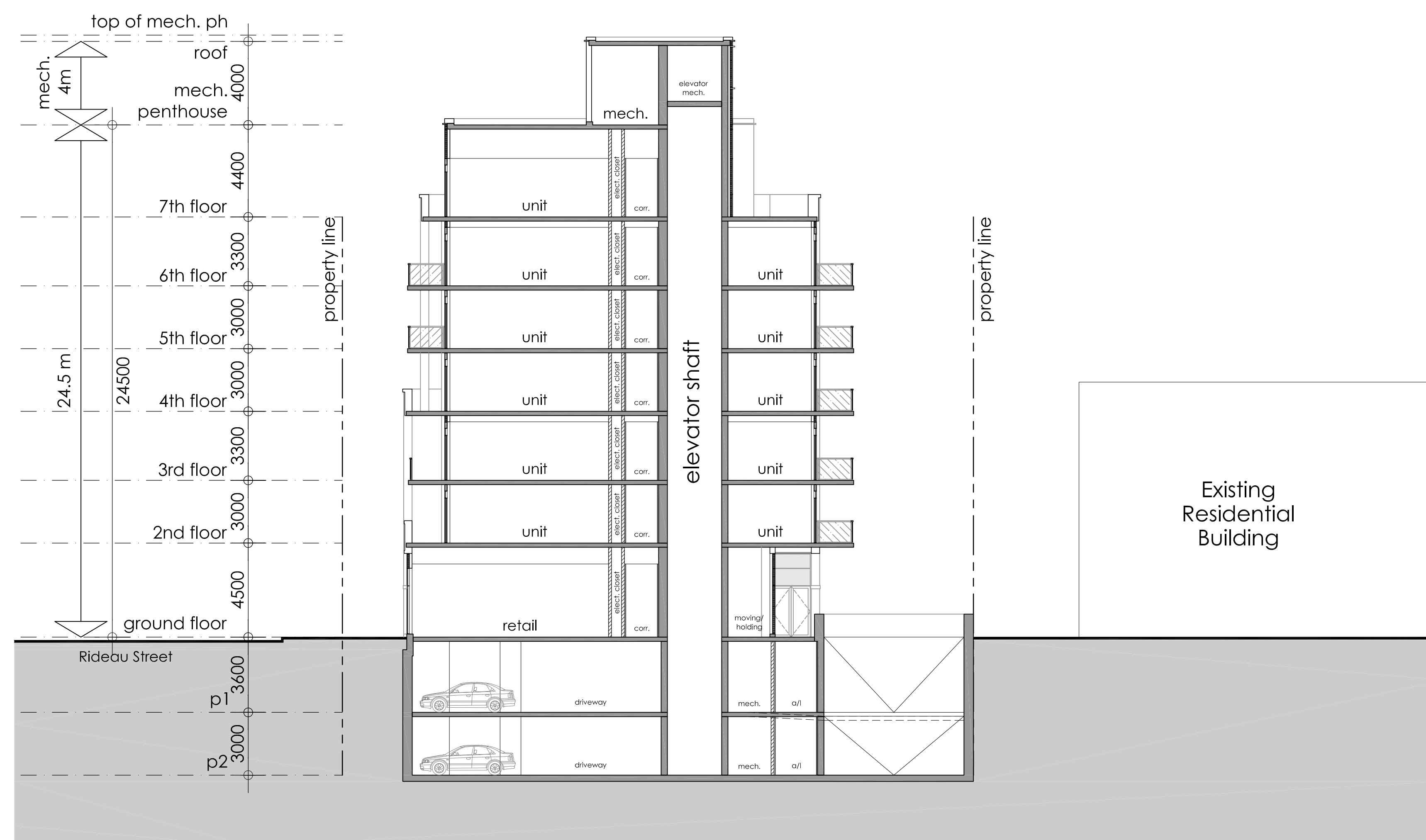
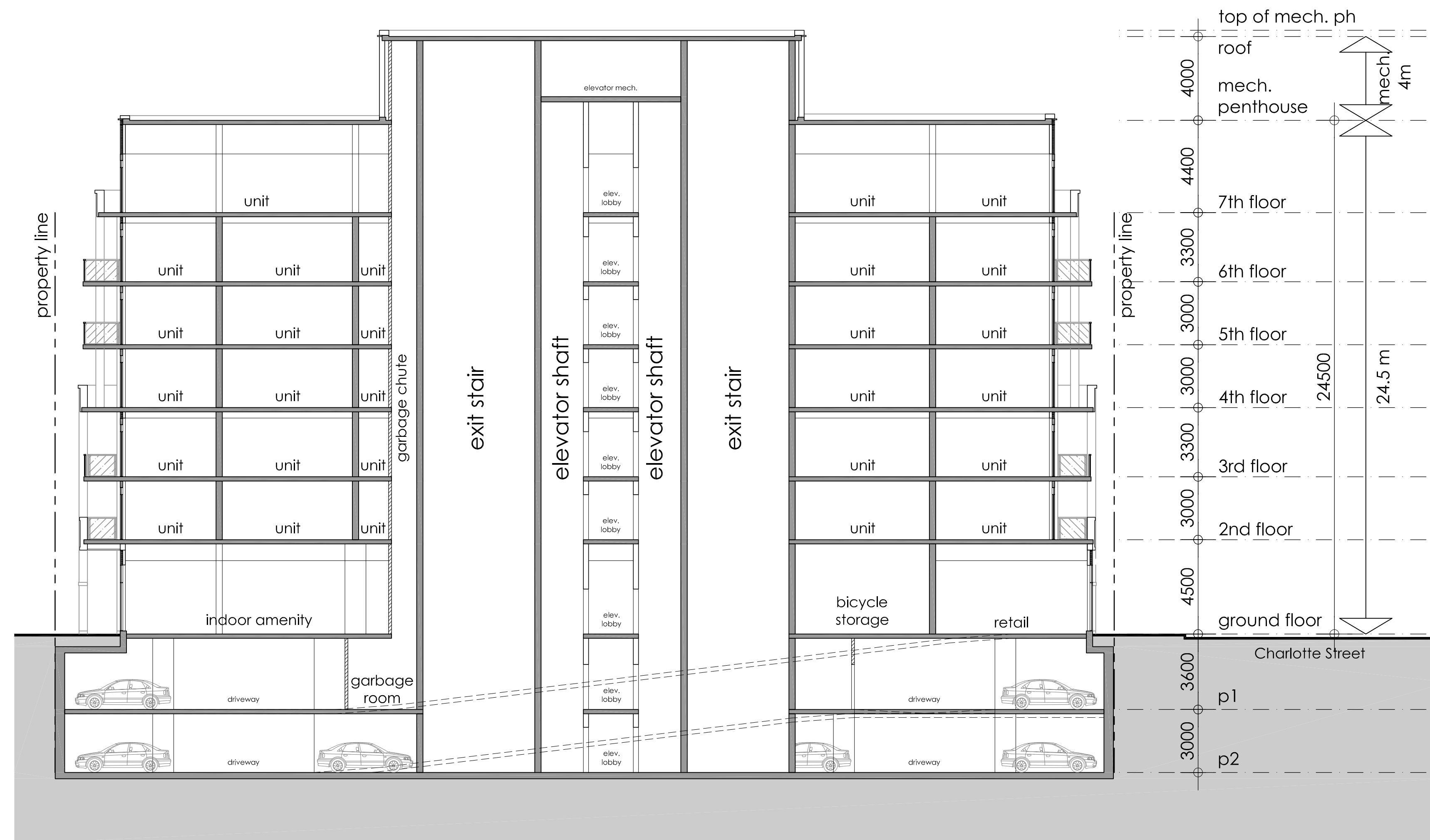
OTTAWA ONTARIO

Project Architect: E. Corazza
 Assistant Designer: L. Wong
 Drawn By: L. Wong
 Checked By: D. Biase
 Plot Date: Dec 22, 2016
 Job #: 1313.152

ELEVATIONS AS-OF-RIGHT

1:150 A402

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PROPOSED MIXED USE DEVELOPMENT
594 Rideau

OTTAWA  ONTARIO
 Project Architect: E. Corazza
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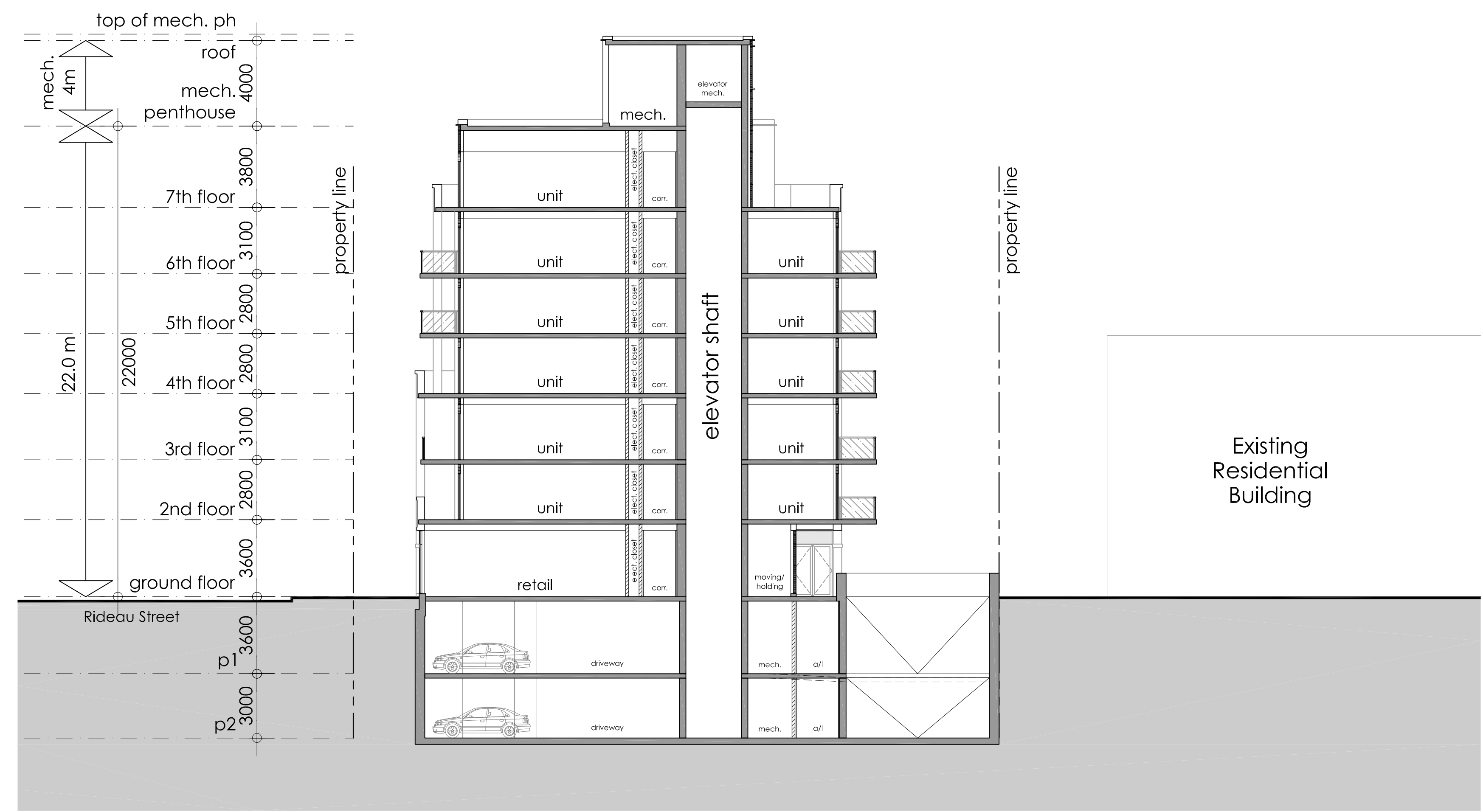
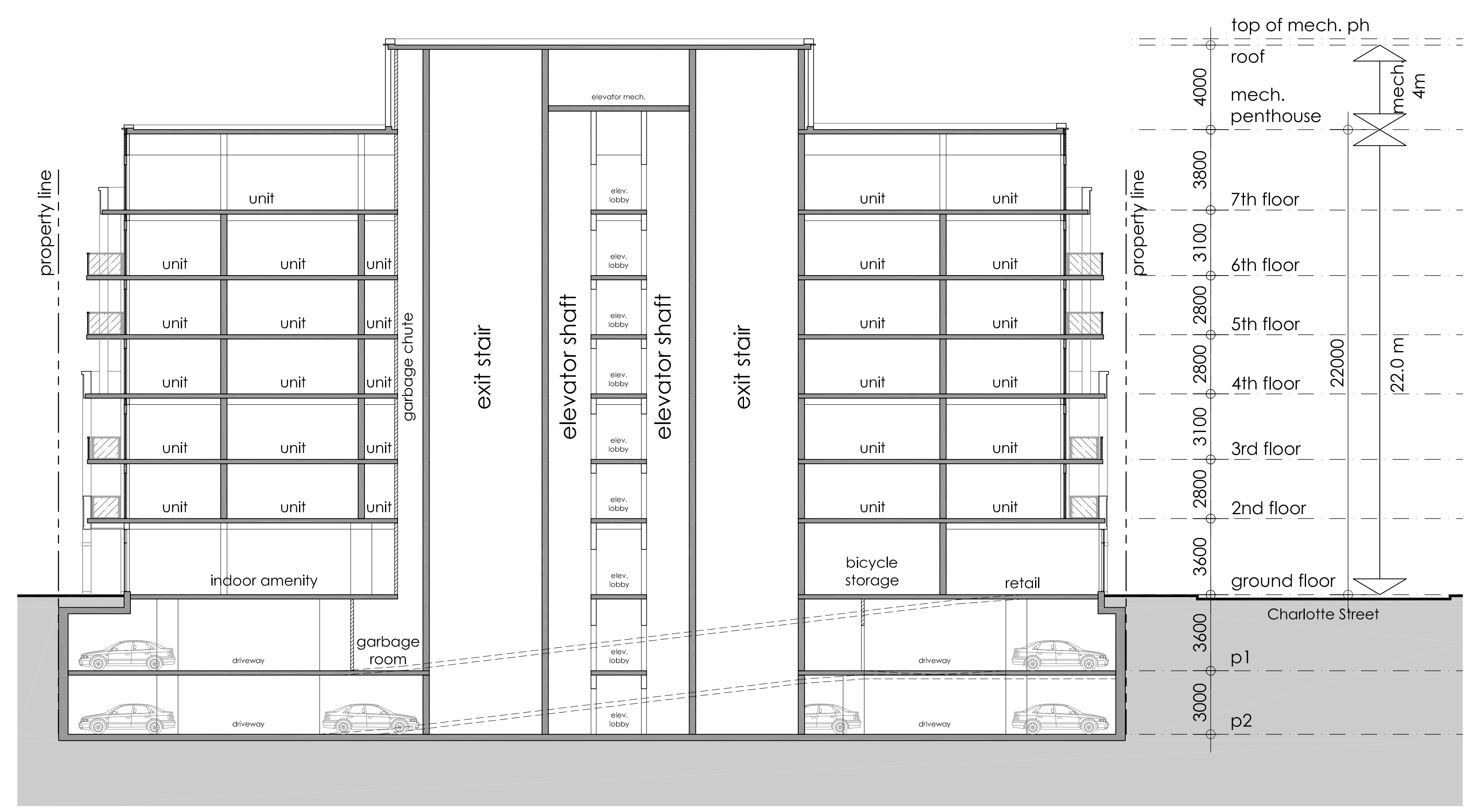
SECTIONS
PROPOSED

1:150 A501

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PROPOSED MIXED USE DEVELOPMENT
594 Rideau


 OTTAWA ONTARIO
 Project Architect: E. Corazza
 Assistant Designer: L. Wong
 Drawn By: L. Wong
 Checked By: D. Biase
 Plot Date: Dec 22, 2016
 Job #: 1313.152

**SECTIONS
AS OF RIGHT**

1:150 A502