

NEUF

ARCHITECT(E)S

1950 SCOTT STREET

April 16th, 2019

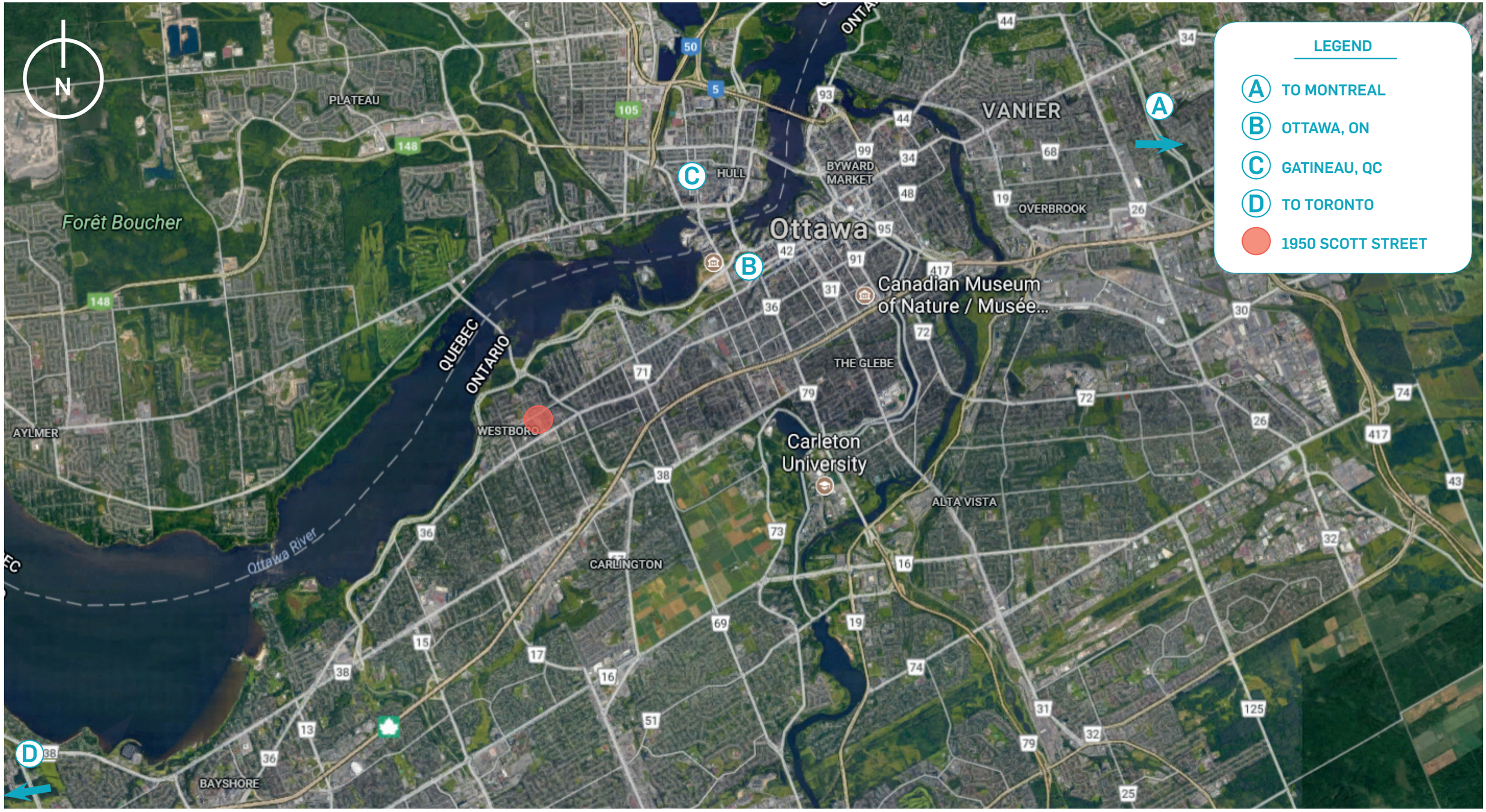
PROJECT 11646

TABLE OF CONTENTS

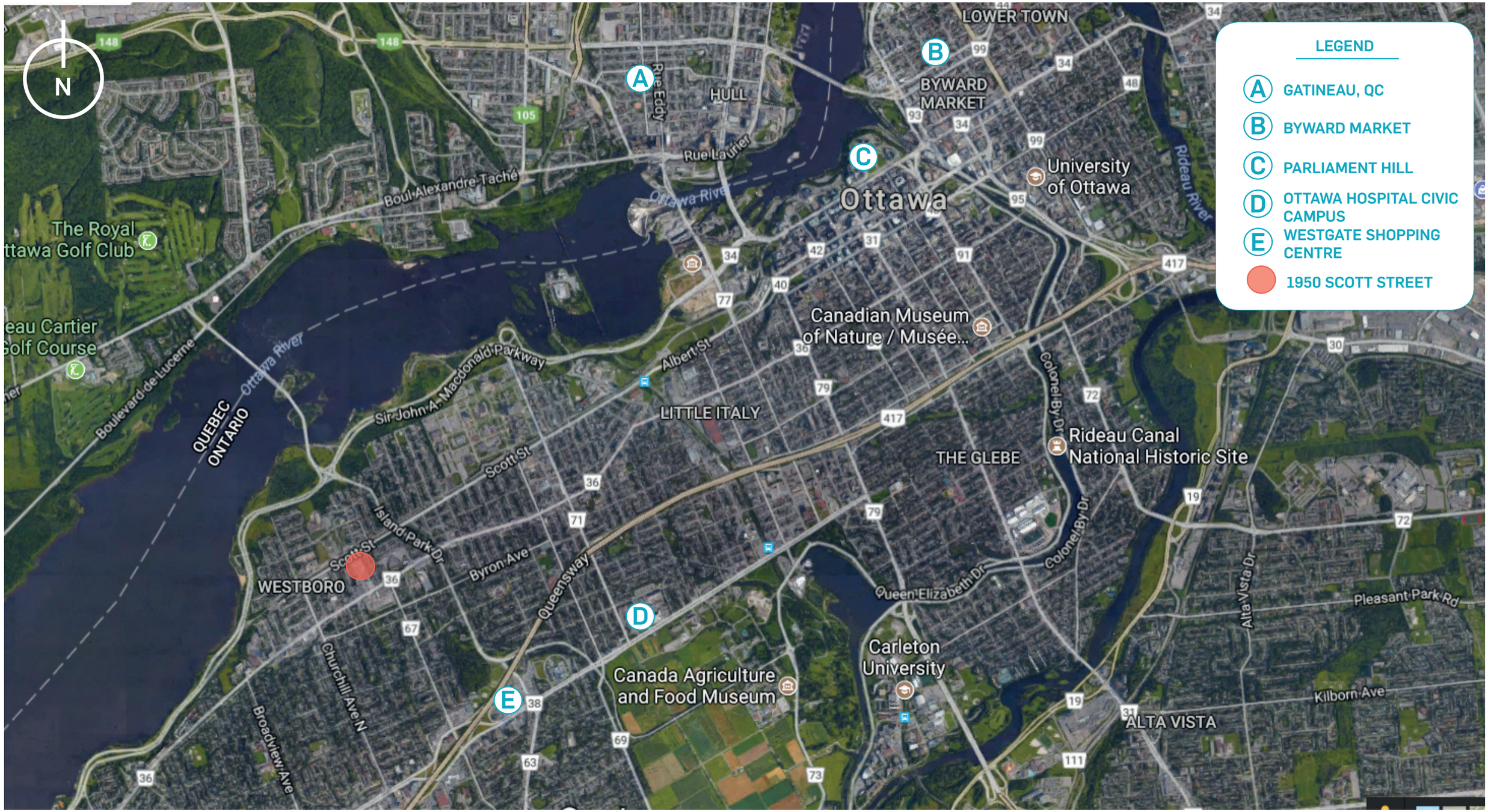
SITE	3
STARTING DATA	9
SCENARIOS	14
PROPOSAL	17
INSPIRATIONAL IMAGES	43
UDRP IMPROVEMENTS	45
FROM INFORMAL PRE-CONSULTATION AND FORMAL REVIEW	45
STATISTICS	52
SUN STUDY	54

01

SITE



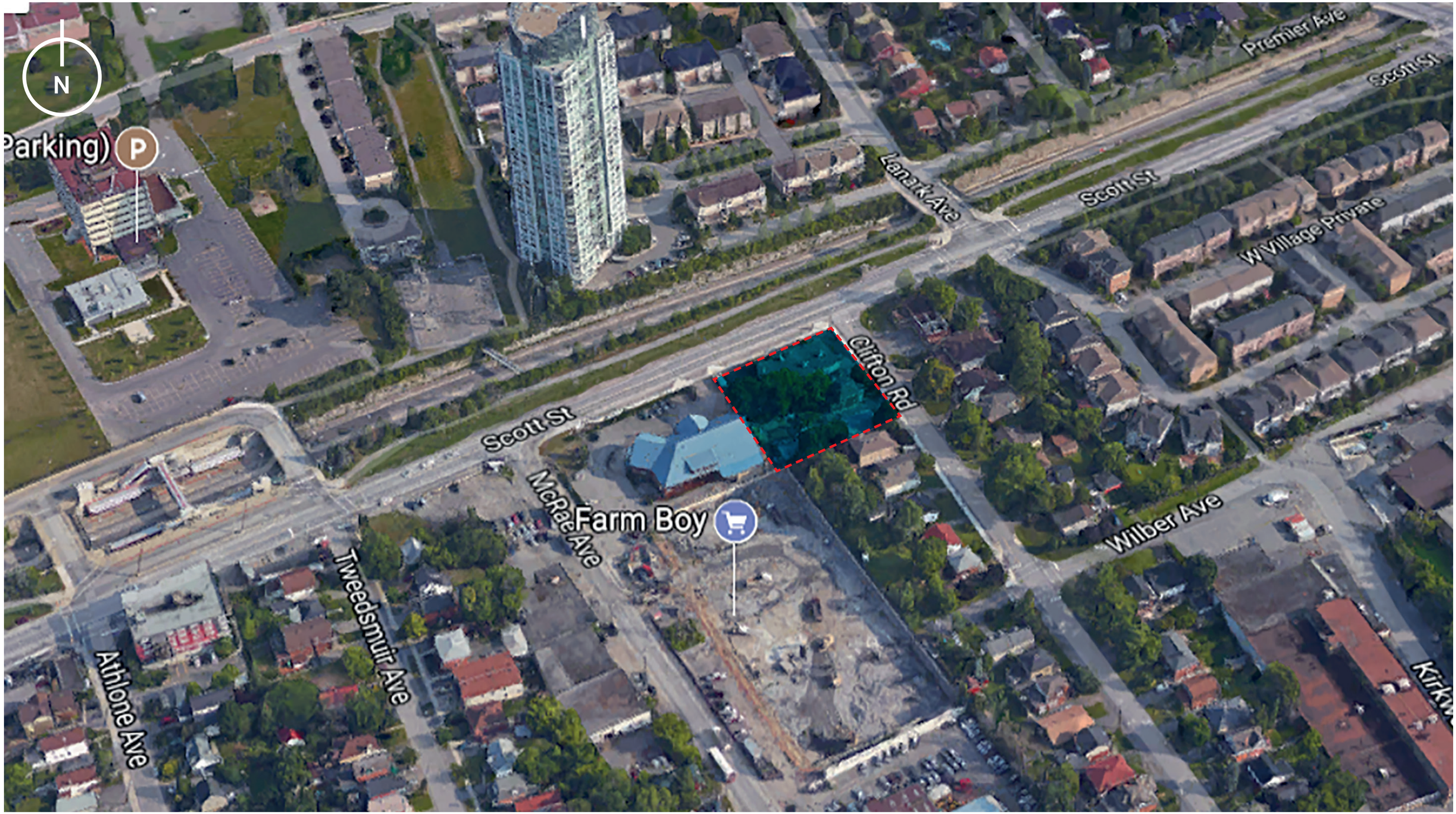
SITE LOCATION



SITE LOCATION - SURROUNDINGS



SITE - VIEWS



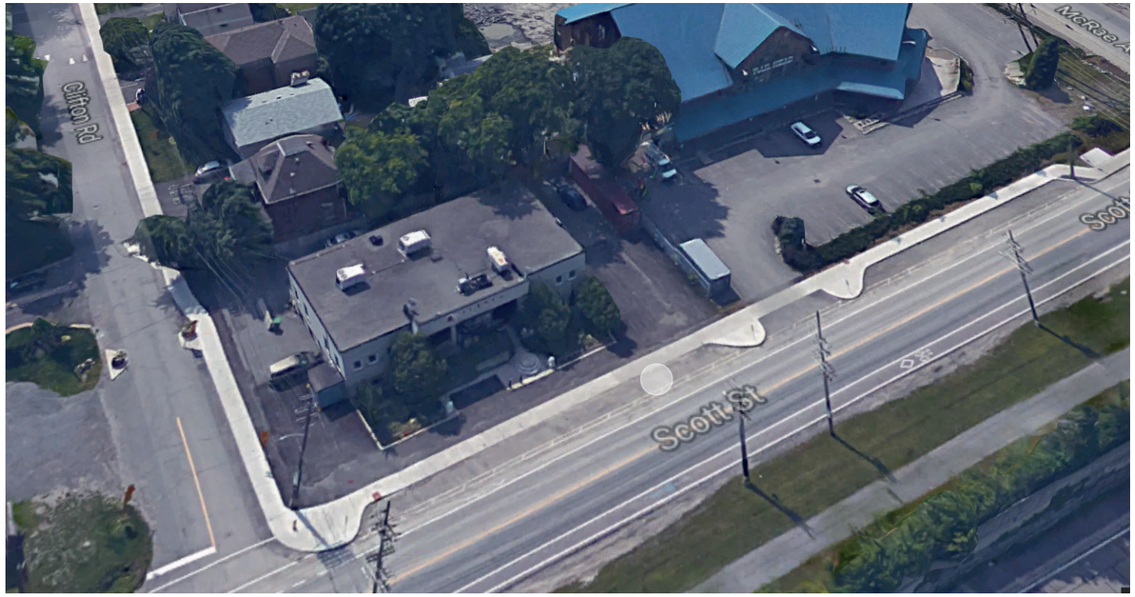
SITE LOCATION - ZOOM











SITE PICTURES

02

STARTING DATA

PROPERTY INFORMATION
INFORMATION SUR LA PROPRIÉTÉ

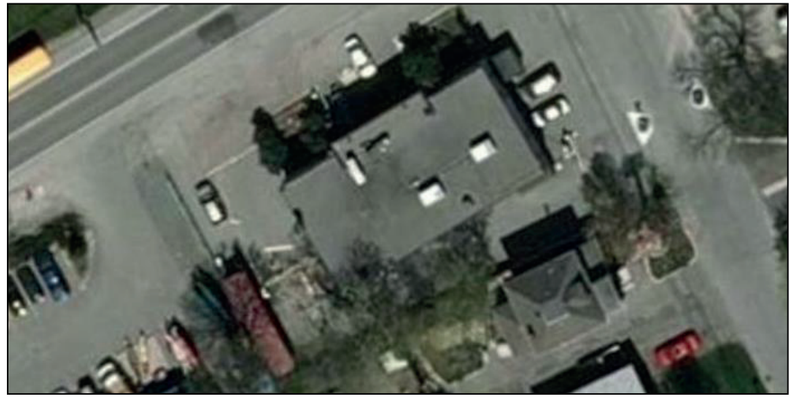
Run On: 10/19/2017 10:47:33 AM

1950 SCOTT ST

PIN: 040210239

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
040210239	PLAN 369 LOT 45 TO 48 RP;4R-8932 PART 3



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	040210239
FRONTAGE - ft / FAÇADE - pi:	142.74
DEPTH - ft / PRONFONDEUR - pi:	97.65
PROPERTY AREA - acre / SUPERFICIE - acre:	0.3200

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
040210239	Z3 City FRI A

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
040210239	15	KITCHISSIPPI	Jeff Leiper

PROPERTY INFORMATION
INFORMATION SUR LA PROPRIÉTÉ

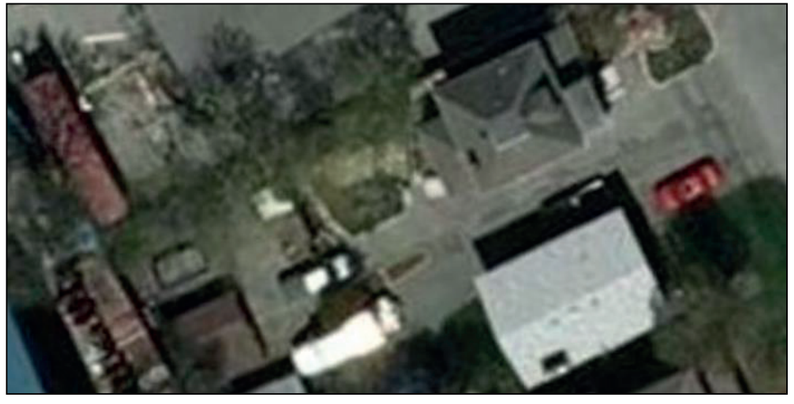
Run On: 10/19/2017 8:59:27 AM

312 CLIFTON RD

PIN: 040210050

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
040210050	PLAN 369 LOT 25



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	040210050
FRONTAGE - ft / FAÇADE - pi:	40.00
DEPTH - ft / PRONFONDEUR - pi:	138.00
PROPERTY AREA - acre / SUPERFICIE - acre:	0.0000

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
040210050	Z3 City FRI A

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
040210050	15	KITCHISSIPPI	Jeff Leiper

PROPERTY INFORMATION
INFORMATION SUR LA PROPRIÉTÉ

Run On: 10/19/2017 8:56:09 AM

314 CLIFTON RD

PIN: 040210049

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
040210049	PLAN 369 LOT 24 CLIFTON RD W



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	040210049
FRONTAGE - ft / FAÇADE - pi:	40.00
DEPTH - ft / PRONFONDEUR - pi:	138.00
PROPERTY AREA - acre / SUPERFICIE - acre:	0.0000

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
040210049	Z3 City FRI A

WARD INFORMATION / INFORMATIONS WARD

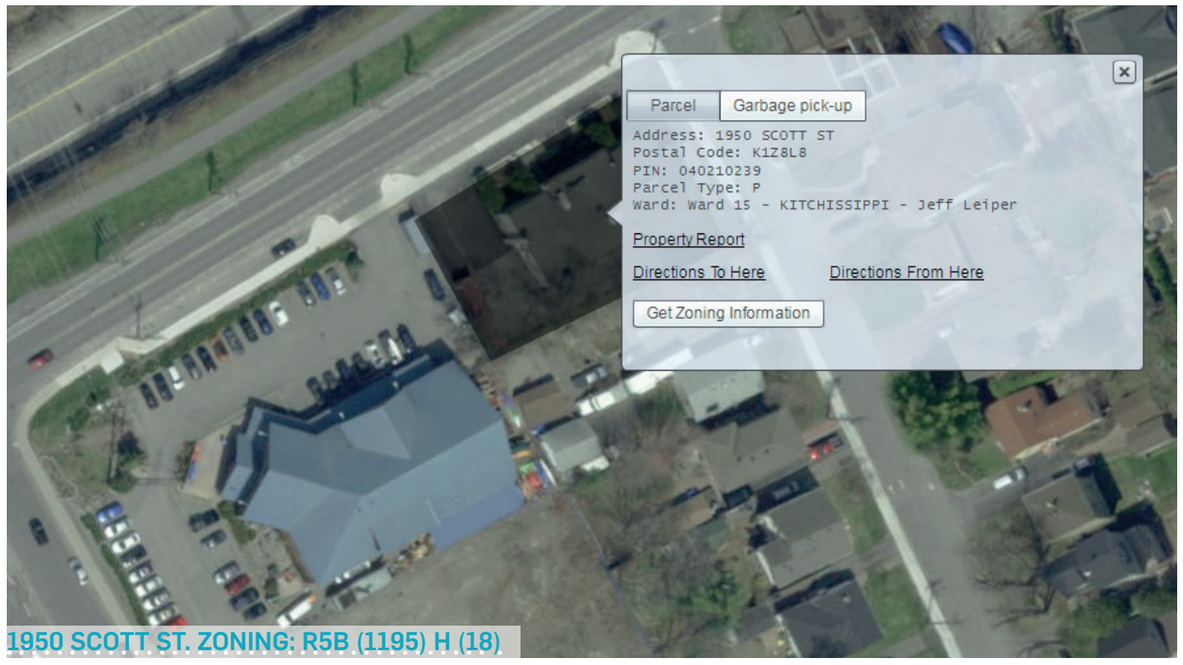
PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
040210049	15	KITCHISSIPPI	Jeff Leiper



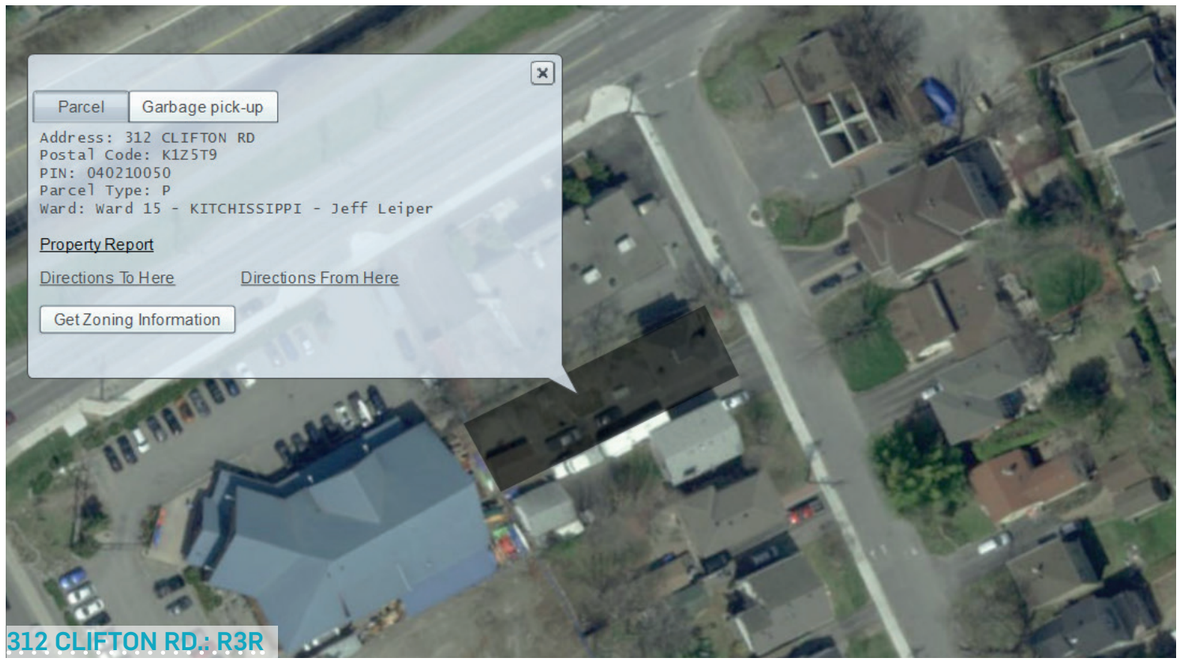
ALL PROPERTIES UNDER MATURE NEIGHBOURHOODS OVERLAY



314 CLIFTON RD.: R3R



1950 SCOTT ST. ZONING: R5B (1195) H (18)



312 CLIFTON RD.: R3R

ZONNING INFORMATION

SUMMARY REPORT PREPARED BY FOTENN

POLICY & REGULATORY FRAMEWORK

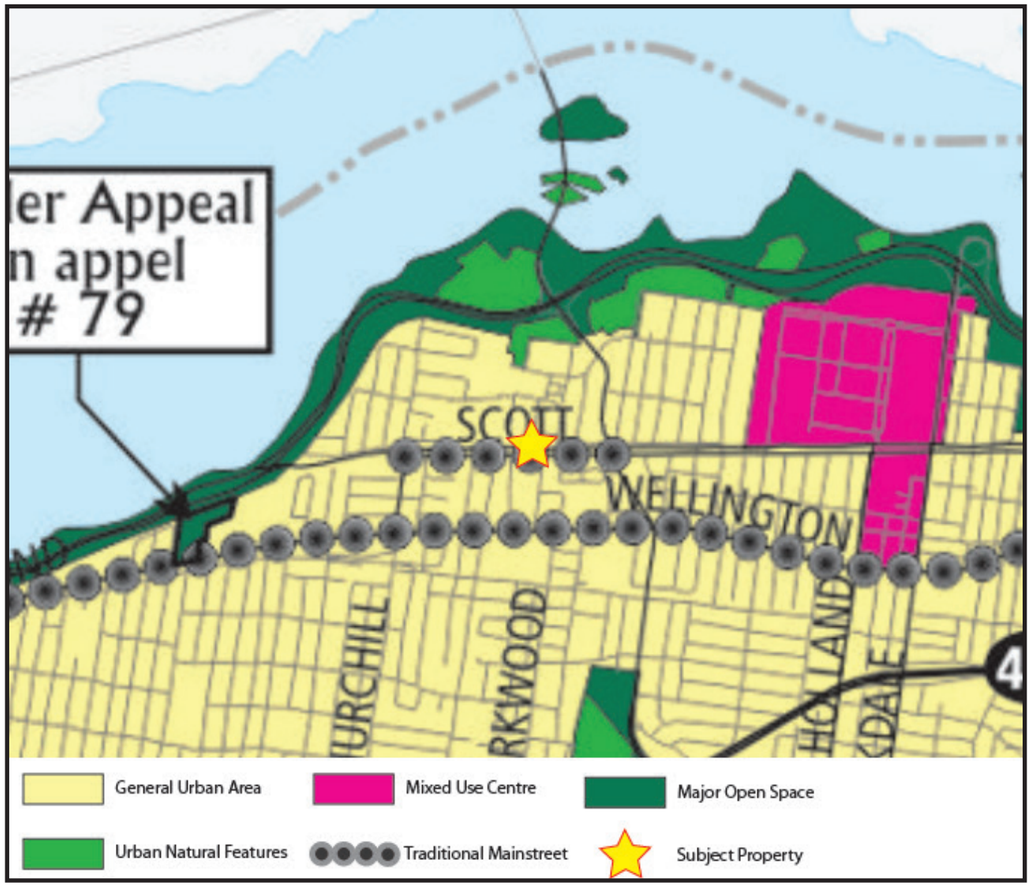
- **Official Plan:**
  - o Designated Traditional Mainstreet
  - o The subject property is designated Traditional Mainstreet on City of Ottawa Official Plan Schedule B (Urban Policy). Lands within this policy designation are intended to develop as compact, mixed-use, pedestrian-oriented streets that provide for access by foot, cycle, transit and automobile.
  - o Traditional Mainstreets are intensification target areas
  - o High-rise buildings permitted within 600 metres of rapid transit (Policy 9, Section 4.11)

- **Official Plan Amendment (OPA) 150**
  - o (Subject to approval by OMB)
  - o Contains policies requiring building stepbacks, tower separation (23 m), and tower residential floorplates (750 m2)

- **Richmond Road / Westboro Secondary Plan & Community Design Plan (CDP)**
  - o Redevelopment / intensification encouraged along Scott Street
  - o Permits 4-6 storeys
  - o Exceptions:
    - Prevailing building heights / transition
    - Community focus on corner lot / support transit
  - o Compatibility and appropriate transition required

- **Zoning:**
  - o Residential Fifth Density Subzone B, Exception 1195, Maximum Height 18 Metres (R5B [1195] H(18))
  - o 1960 Scott Street zoned TM7 [2381] S367 (allows 24 storeys)

- **Urban Design Guidelines**
  - o Urban Design Guidelines for Development Along Traditional Mainstreet
  - o Urban Design Guidelines for High-Rise Housing
  - o Urban Design Guidelines for Transit-Oriented Development

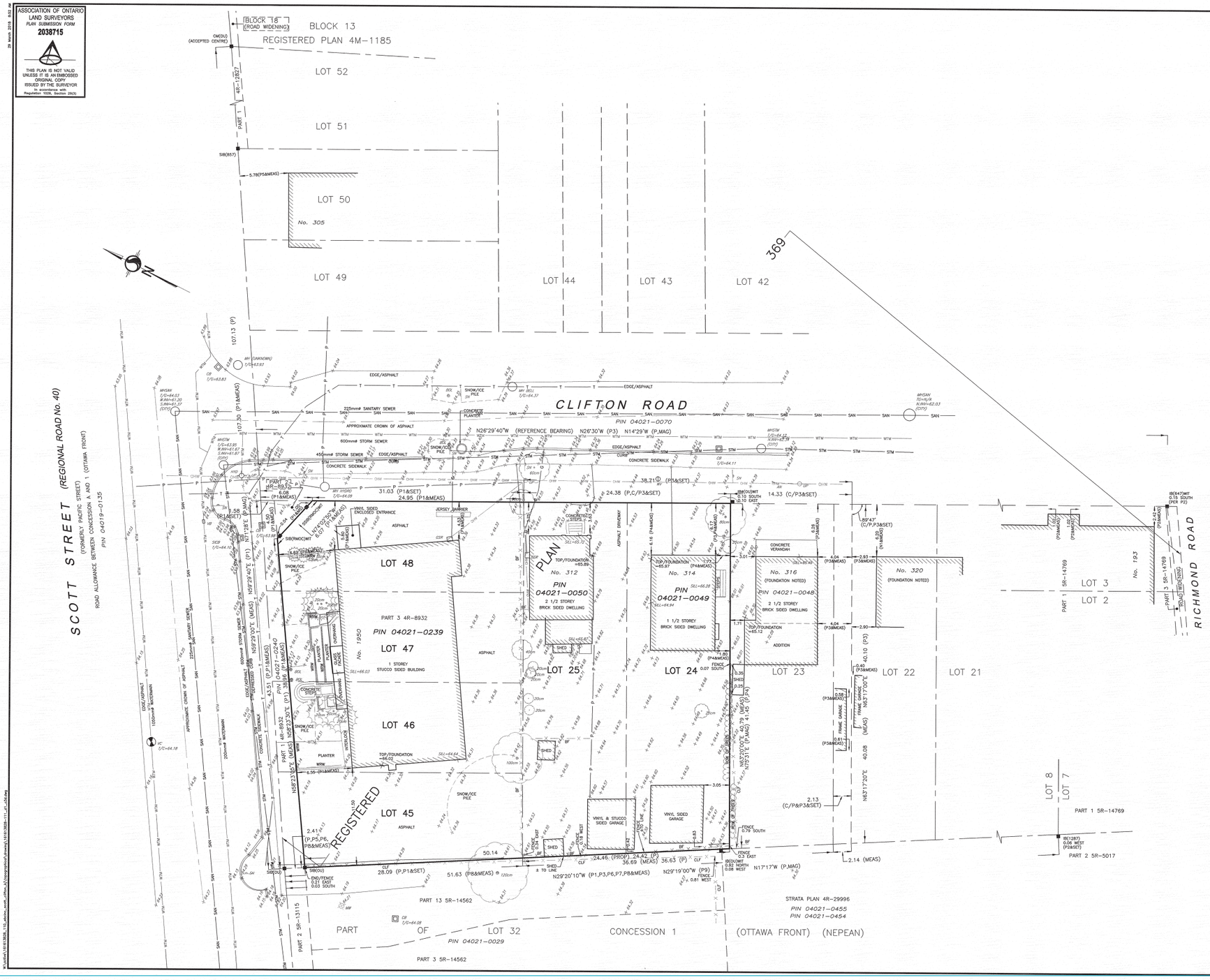


ZONING INFORMATION

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2038715

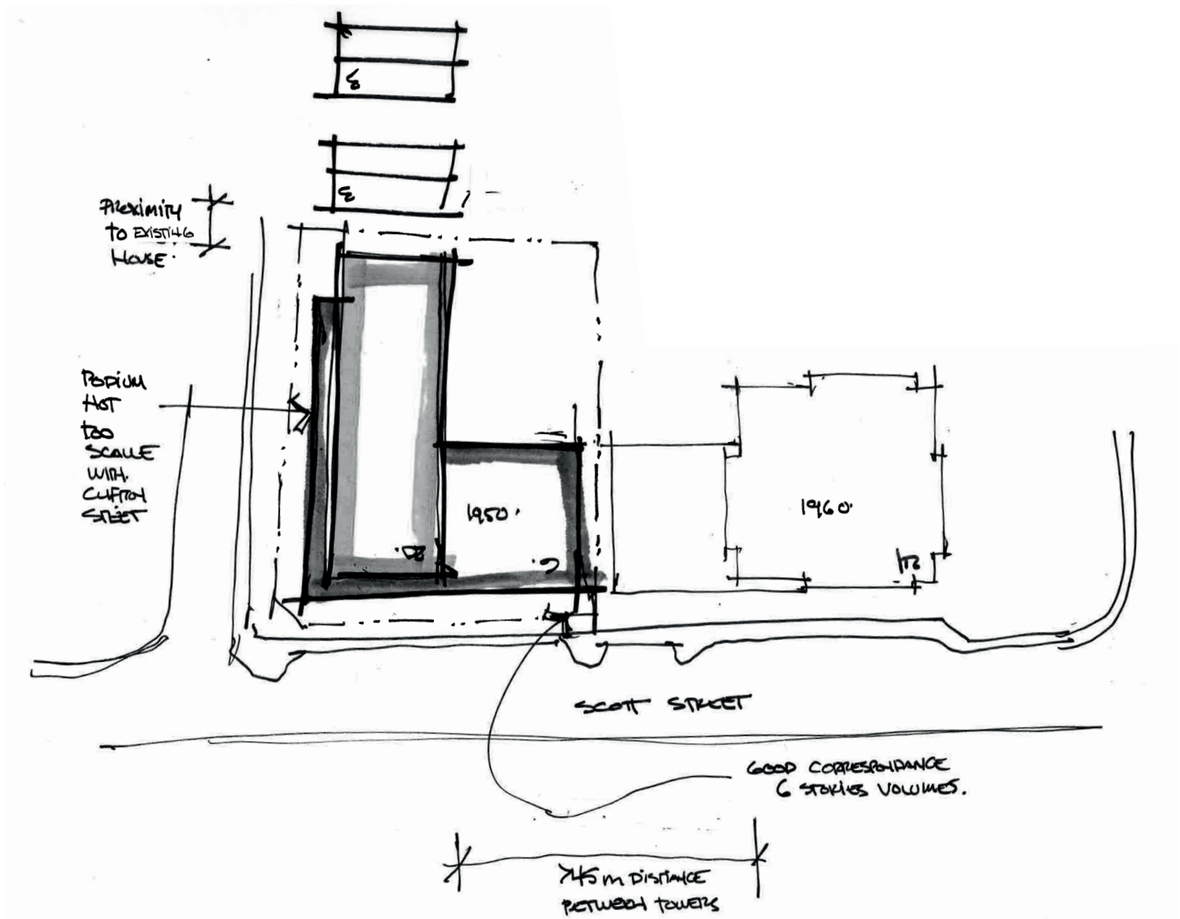
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY.
ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

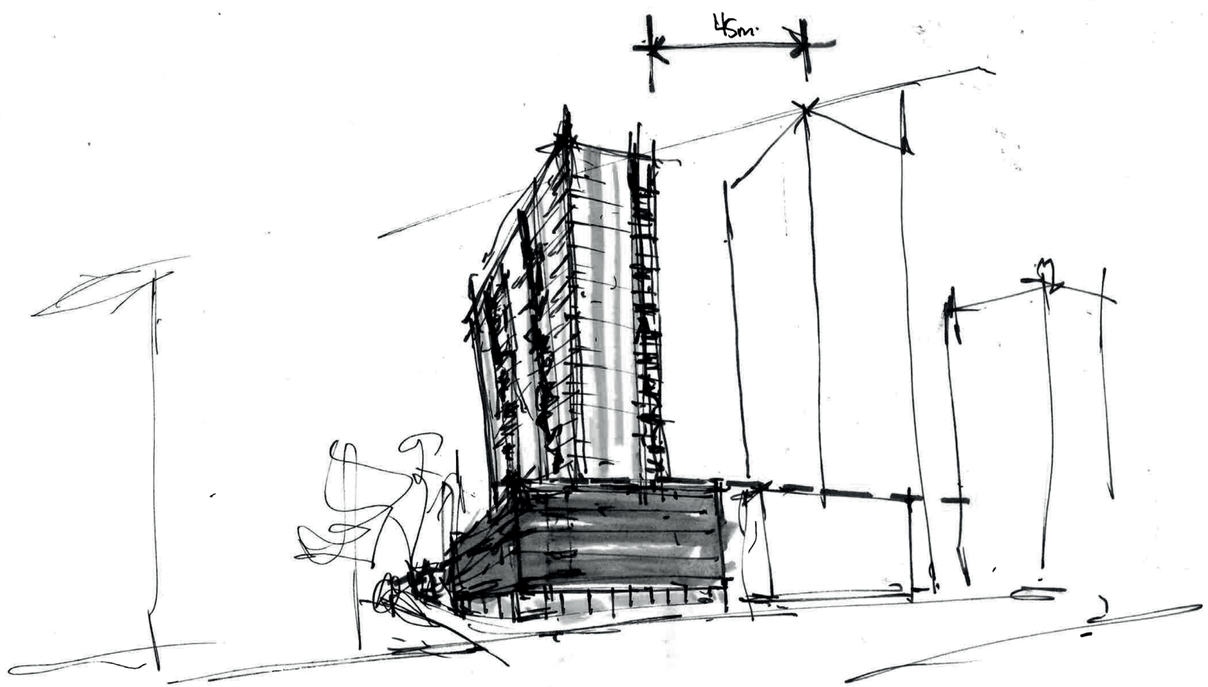
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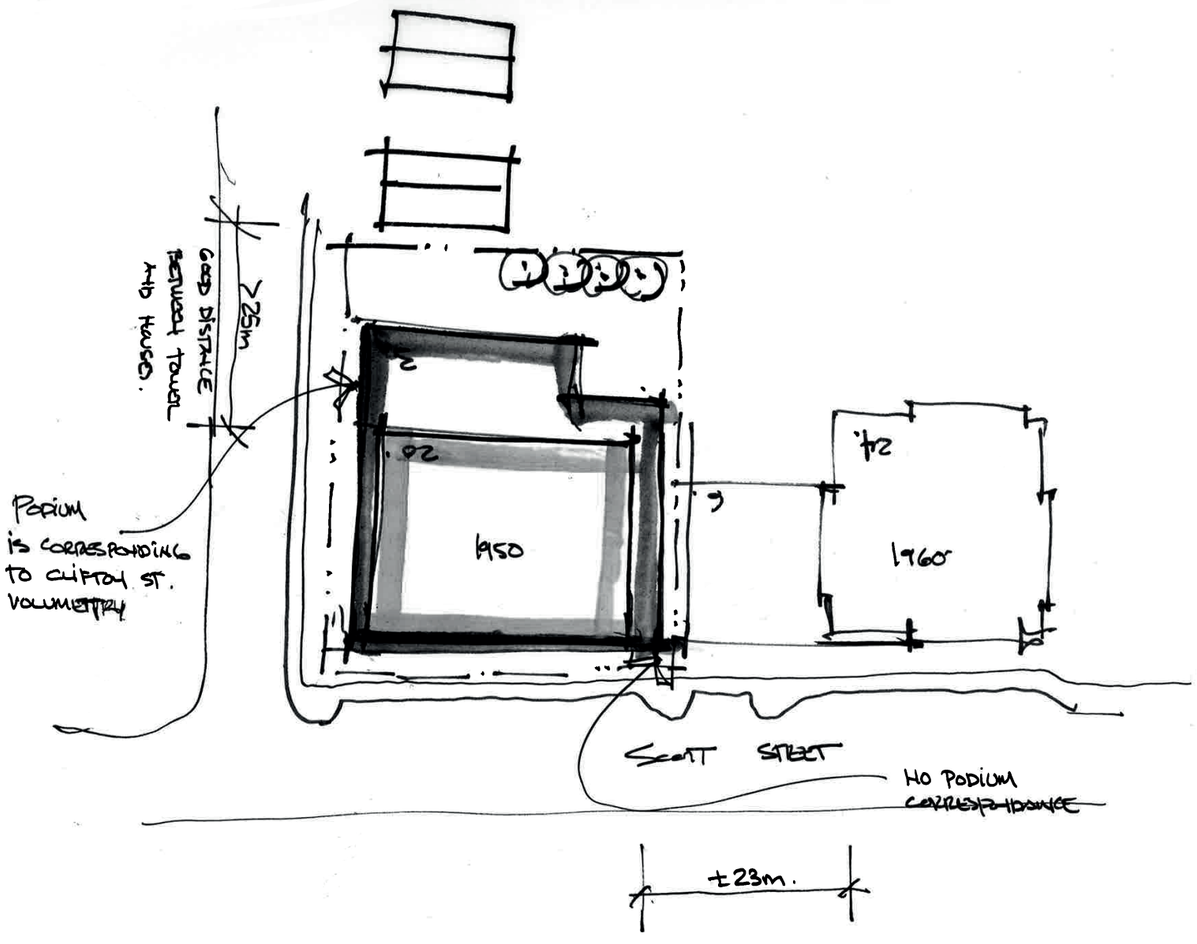

BLOCK 18 (ROAD WIDENING)
BLOCK 13
REGISTERED PLAN 4M-1185
LOT 52
LOT 51
LOT 50
No. 305
LOT 49
LOT 44
LOT 43
LOT 42
369
CLIFTON ROAD
PIN 04021-0070
SCOTT STREET (REGIONAL ROAD No. 40)
(FORMERLY PAGING STREET)
ROAD ALLOWANCE BETWEEN CONCESSION A AND 1 (OTTAWA FRONT)
PIN 04019-0135
RICHMOND ROAD
LOT 48
LOT 47
LOT 46
LOT 45
LOT 25
LOT 24
LOT 23
LOT 22
LOT 21
LOT 3
LOT 2
LOT 8
LOT 7
No. 1950
No. 312
No. 314
No. 316
No. 320
No. 193
PART 3 4R-8932
PIN 04021-0239
PIN 04021-0240
PIN 04021-0050
PIN 04021-0049
PART 1 5R-14769
PART 2 5R-5017
PART 13 5R-14562
PART 2 5R-13115
PART OF LOT 32 CONCESSION 1 (OTTAWA FRONT) (NEPEAN)
PIN 04021-0029
REGISTERED PLAN
STRATA PLAN 4R-29996
PIN 04021-0455
PIN 04021-0454
N26°29'40"W (REFERENCE BEARING) N26°30'W (P3) N14°29'W (P,MAG)
N29°20'10"W (P1,P3,P6,P7,P8&MEAS)
N29°19'00"W (P9)
N17°17'30"E
N63°17'30"E
N17°17'W (P,MAG)
225mm Ø SANITARY SEWER
600mm Ø STORM SEWER
450mm Ø STORM SEWER
APPROXIMATE CROWN OF ASPHALT
EDGE/ASPHALT
CONCRETE SIDEWALK
CONCRETE PLANTER
SNOW/ICE PILE
VINYL SIDED ENCLOSED ENTRANCE
JERSEY BARRIER
ASPHALT
CONCRETE STEPS
PLANTER
WINDOW WELL
OVERHANG
CLOSED SHUTTERS
1 STOREY STUCCO SIDED BUILDING
1 1/2 STOREY BRICK SIDED DWELLING
2 1/2 STOREY BRICK SIDED DWELLING
VINYL & STUCCO SIDED GARAGE
VINYL SIDED GARAGE
SHED
ADDITION
CONCRETE VERANDAH
FRAME GARAGE
FENCE
INTERLOCK
TOP/FOUNDATION
SILL/BASEMENT
SLAB/GARAGE
SIB(857)
SIB(CM/OU)WIT 0.10 SOUTH 0.10 EAST
IB(647)WIT 0.15 SOUTH (PER P2)
IB(1287) 0.06 WEST (P2&SET)
IB(COUNT) 0.10 SOUTH 0.10 EAST
SIB(OU) END/FENCE 0.21 EAST 0.03 SOUTH
BRICK/COUNT 0.82 NORTH 0.08 WEST
FENCE 0.3 EAST
FENCE 0.79 SOUTH
FENCE 0.07 SOUTH
FENCE 0.53 EAST
FENCE 0.81 WEST
FENCE 0.34 NORTH
FENCE 0.63 EAST
FENCE 0.53

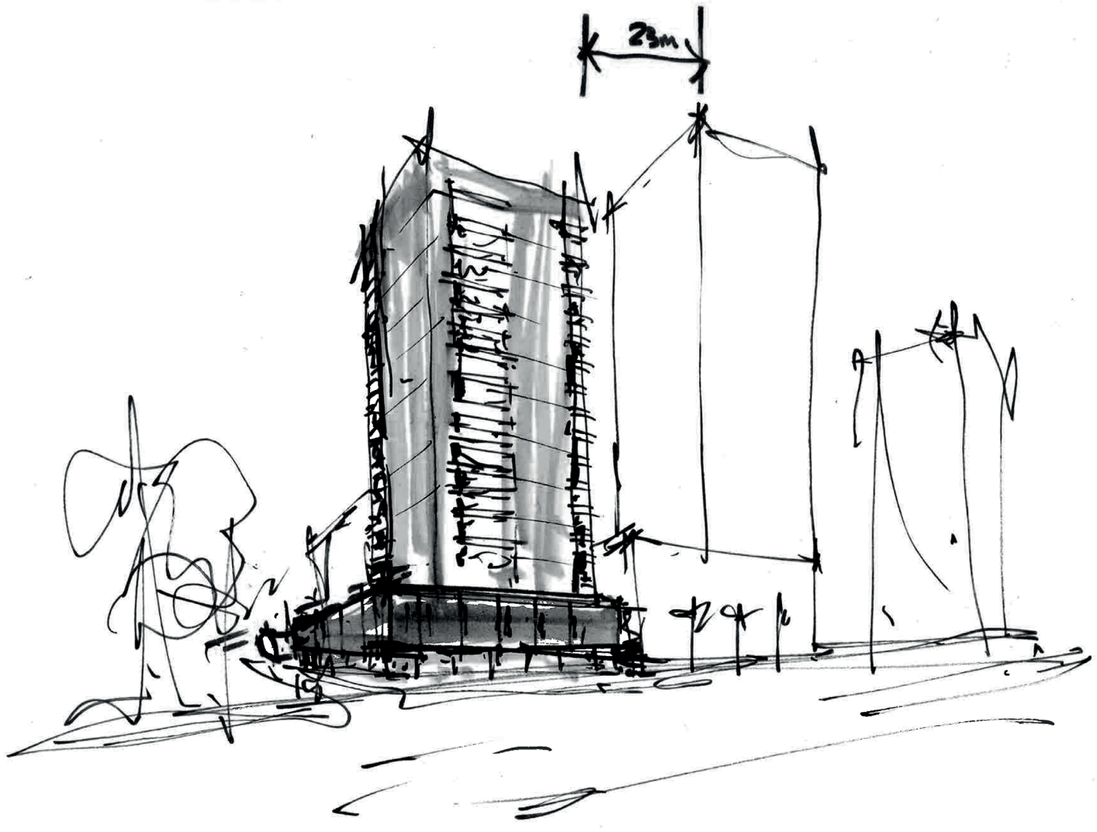
03

SCENARIOS


PROXIMITY TO EXISTING HOUSE
PODIUM NOT TOO SCALE WITH CLIFTON STREET
1950'
1960'
SCOTT STREET
GOOD CORRESPONDANCE 6 STORIES VOLUMES.
>45m DISTANCE BETWEEN TOWERS


45m.


≥25m
GOOD DISTANCE BETWEEN TOWER AND HOUSES.
PODIUM is CORRESPONDING TO CLIFTON ST. VOLUMETRY
1950
1960
SCOTT STREET
NO PODIUM CORRESPONDANCE
±23m.


23m

04

PROPOSAL



PROJECT STATS:

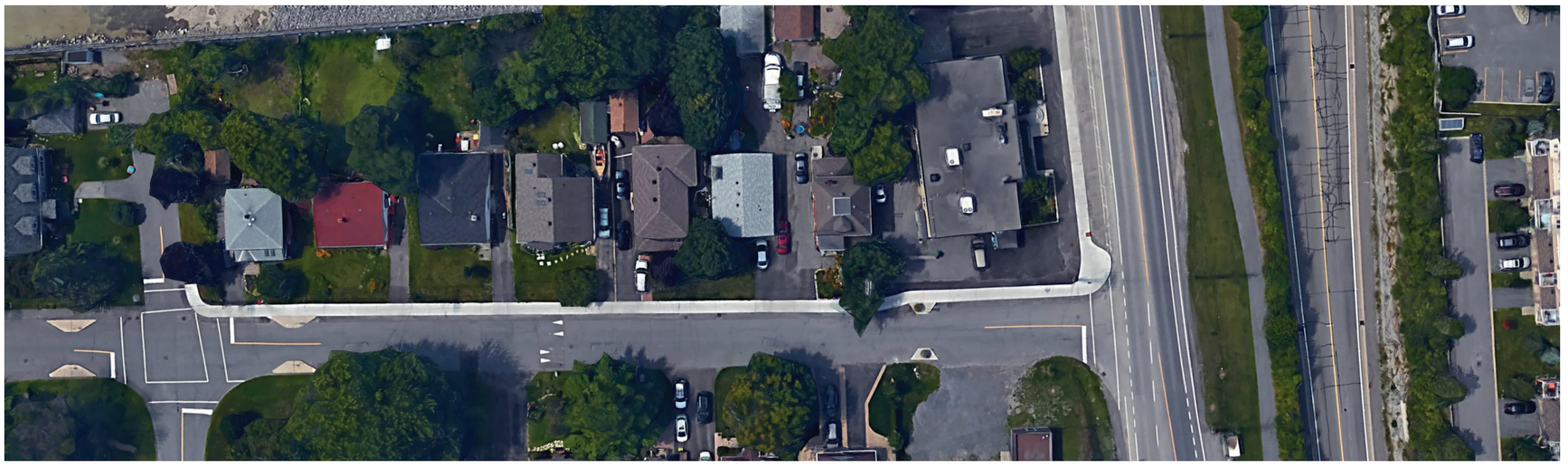
- 20 floors + 1 Mezzanine
- 141 unitsv
- 1 250 m^2 building footprint
- 714 m^2 typical floor
- 2.5 levels underground parking
- 161 parking stalls
- 158 bicyle parking spots



SECTION OF SCOTT STREET AND PROPOSED PROJECTS



Continuity of the neighboorhood scale with a 3 stories podium



SECTION OF CLIFTON ROAD AND PROPOSED PROJECTS



PERSPECTIVE FROM SCOTT STREET LOOKING EAST



PERSPECTIVE FROM CORNER OF CLIFTON AND SCOTT STREET



PERSPECTIVE FROM CLIFTON STREET TOWARDS SCOTT STREET



ELEVATION NORTH-WEST - SCOTT ST



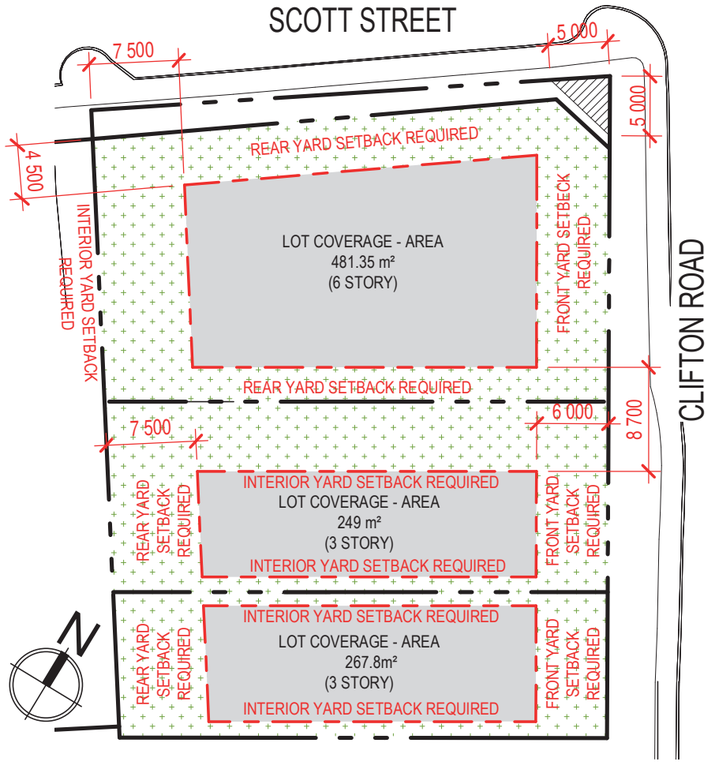
ELEVATION NORTH-EAST - CLIFTON RD



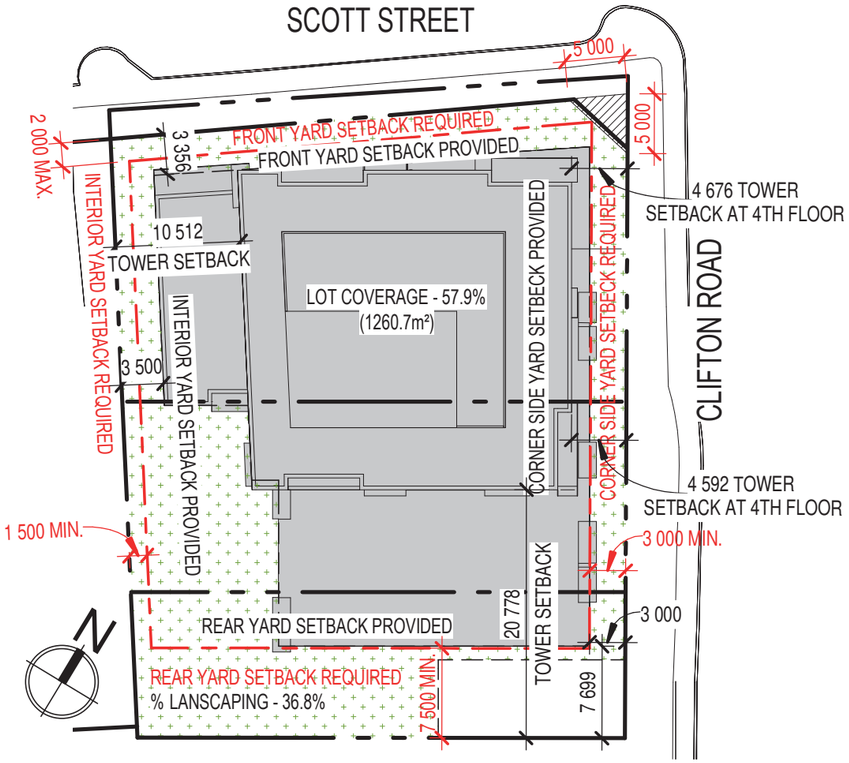
ELEVATION SOUTH-EAST - 310 CLIFTON RD



ELEVATION SOUTH-WEST - 1960 SCOTT ST

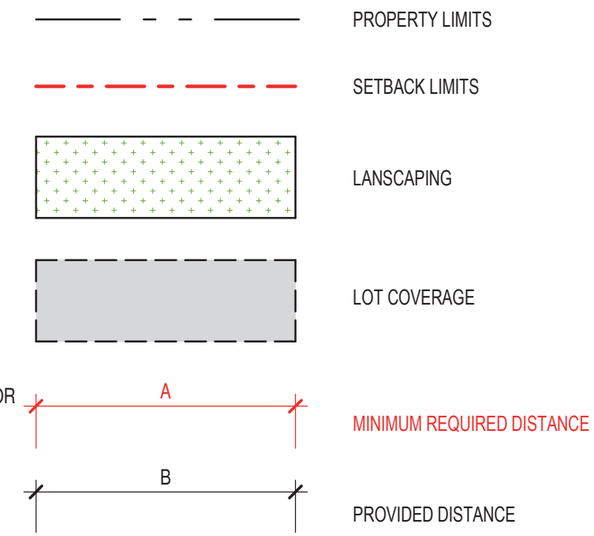


AS OF RIGHT LOT COVERAGE

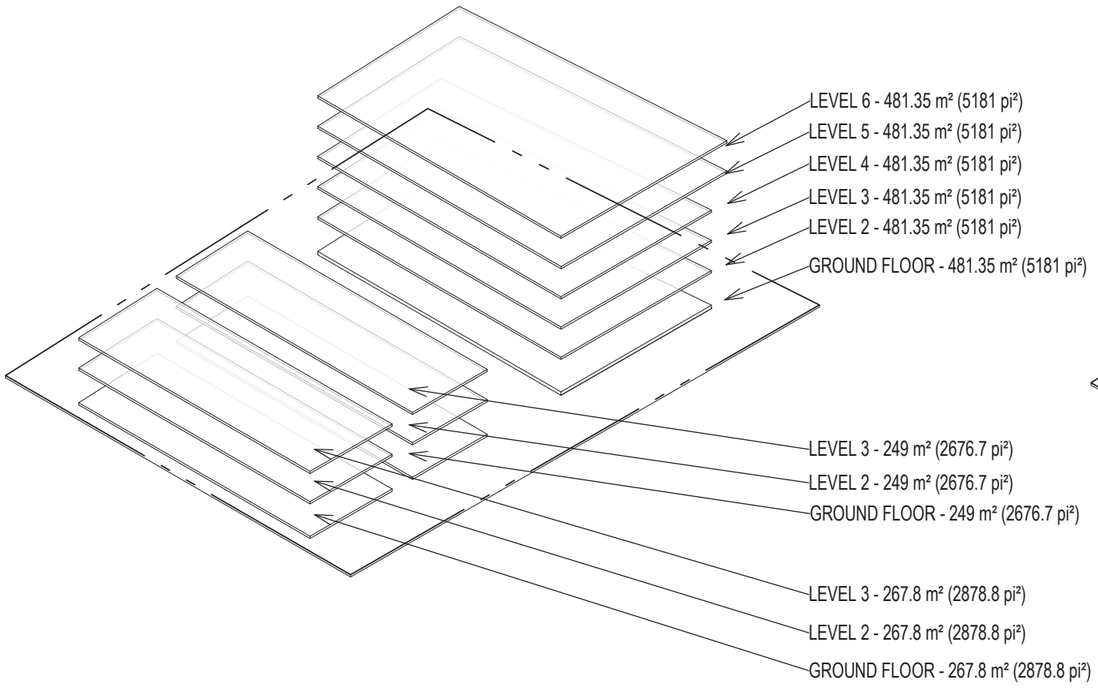


PROPOSED LOT COVERAGE

LEGEND - ZONING PLAN

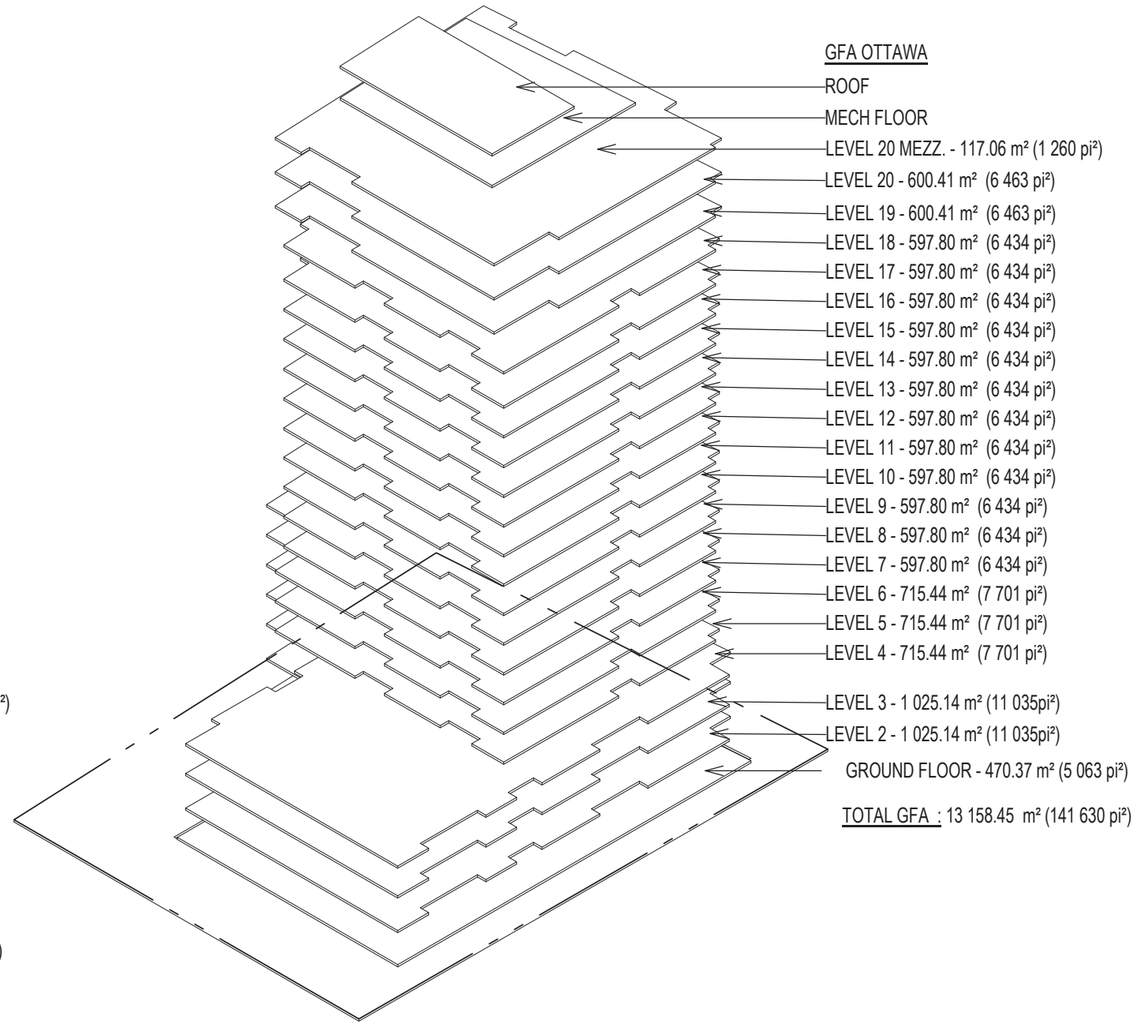


AS-OF RIGHT TOTAL GFA
4 438.5m² / 47 753sq.ft.



AS OF RIGHT BUILDABLE AREA

PROPOSED TOTAL GFA
13 158.45 m² / 141 630 sq.ft.



PROPOSED PROJECT

ZONING

	PROVIDED
front yard setback	3.35m
rear yard setback	7.5m
corner side yard setback	3m
interior yard setback	3.5m
building height	72.735m
lot width	43.2m
lot area	2177m^2
lot coverage	57.9%
% landscaping	36.8%
tower separation	27.726

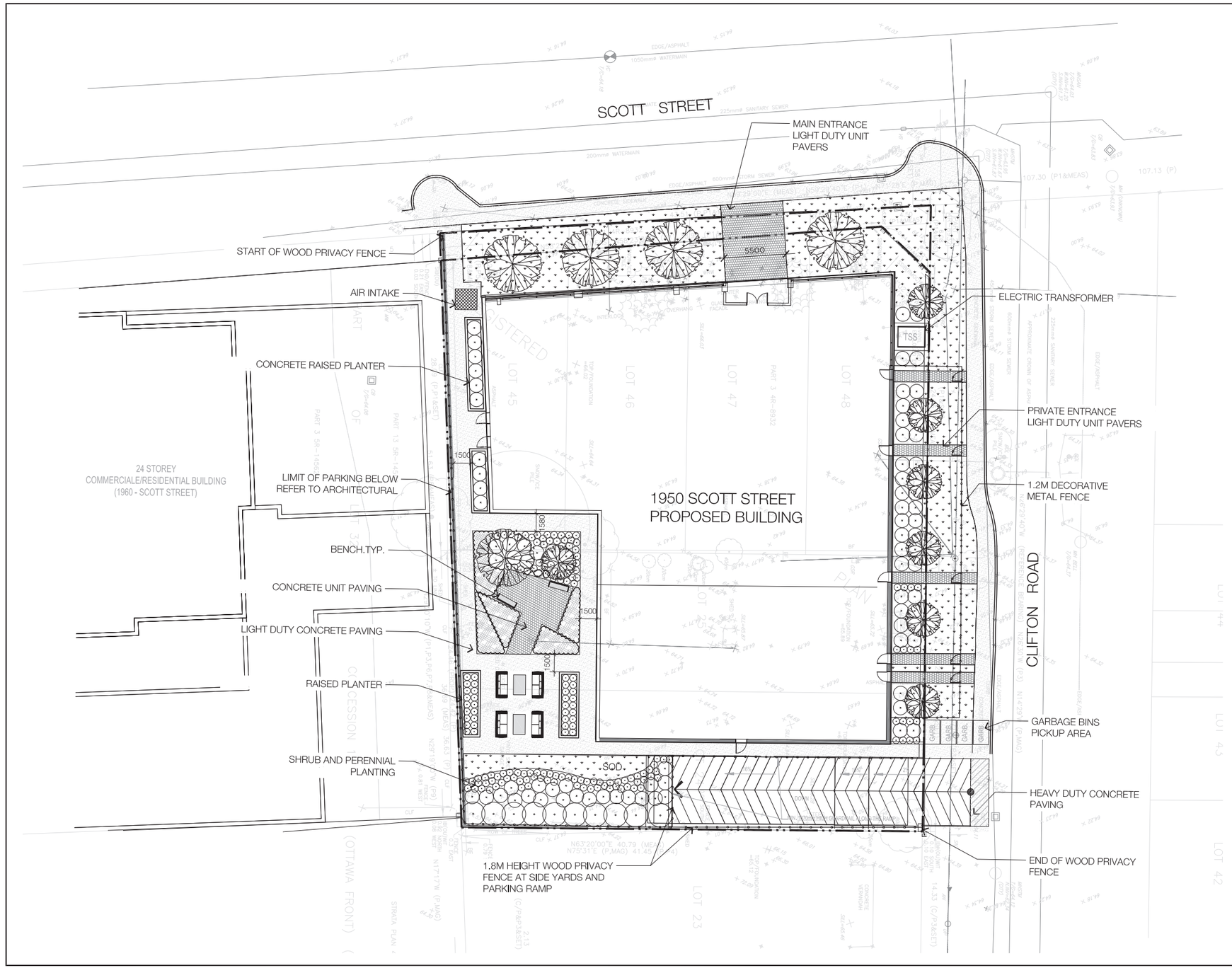
Centerline of Scott Street based future configuration with 26m ROW

Future configuration of Scott Street in red

Proposed temporary parking spaces for deliveries

Future project at 1960 Scott street

SITE PLAN



GENERAL NOTES

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
2. ALL UNDERGROUND UTILITIES TO BE LOCATED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK. THE LANDSCAPE ARCHITECT BARES NO RESPONSIBILITY FOR ANY UNKNOWN SUBSURFACE CONDITIONS.
3. CONTRACTOR TO COMPLETE LAYOUT TO APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION.
4. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
7. ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS, SURVEYS, AERIAL PHOTOS, AND LANDSCAPE ARCHITECTS FIELD NOTES.
8. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REQUIRES THE PERMISSION OF THE LANDSCAPE ARCHITECT FOR USE. COPYRIGHT IS RESERVED BY THE LANDSCAPE ARCHITECT THAT HAS STAMPED AND SIGNED THE DRAWINGS.
9. DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT, AS ISSUED FOR CONSTRUCTION.
10. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.
11. DO NOT SCALE DRAWING.

LEGEND

- PROPERTY LINE
- LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- UNIT PAVERS
- NEW DECIDUOUS TREE
- SHRUB + PERENNIAL PLANTINGS
- SOD
- DECORATIVE METAL FENCE (1.2m HIGH)
- WOOD PRIVACY FENCE (1.8 m HIGH)

REVISIONS

NO.	DMY	MILESTONE / PART SABLANT	FORMAT
2	011/06/2018	FOR CLIENT REVIEW	PDF
1	26/04/2018	FOR CLIENT REVIEW	PDF

PROJECT / LOCATION :

1950 SCOTT STREET
OTTAWA, ONTARIO

CLIENT

EBC GROUP

FOTENN
Planning + Design
223 McLeod Street, Ottawa ON K2P 0Z8 613.730.5709 www.fotenn.com

SHEET TITLE

LANDSCAPE SITE PLAN

REVIEWED	GH	DRAWING NO.	
DRAWN	KZ		
DATE	13 April 2018	SHEET NO.	**L1-1**
SCALE	1:150		

LANDSCAPE PLAN

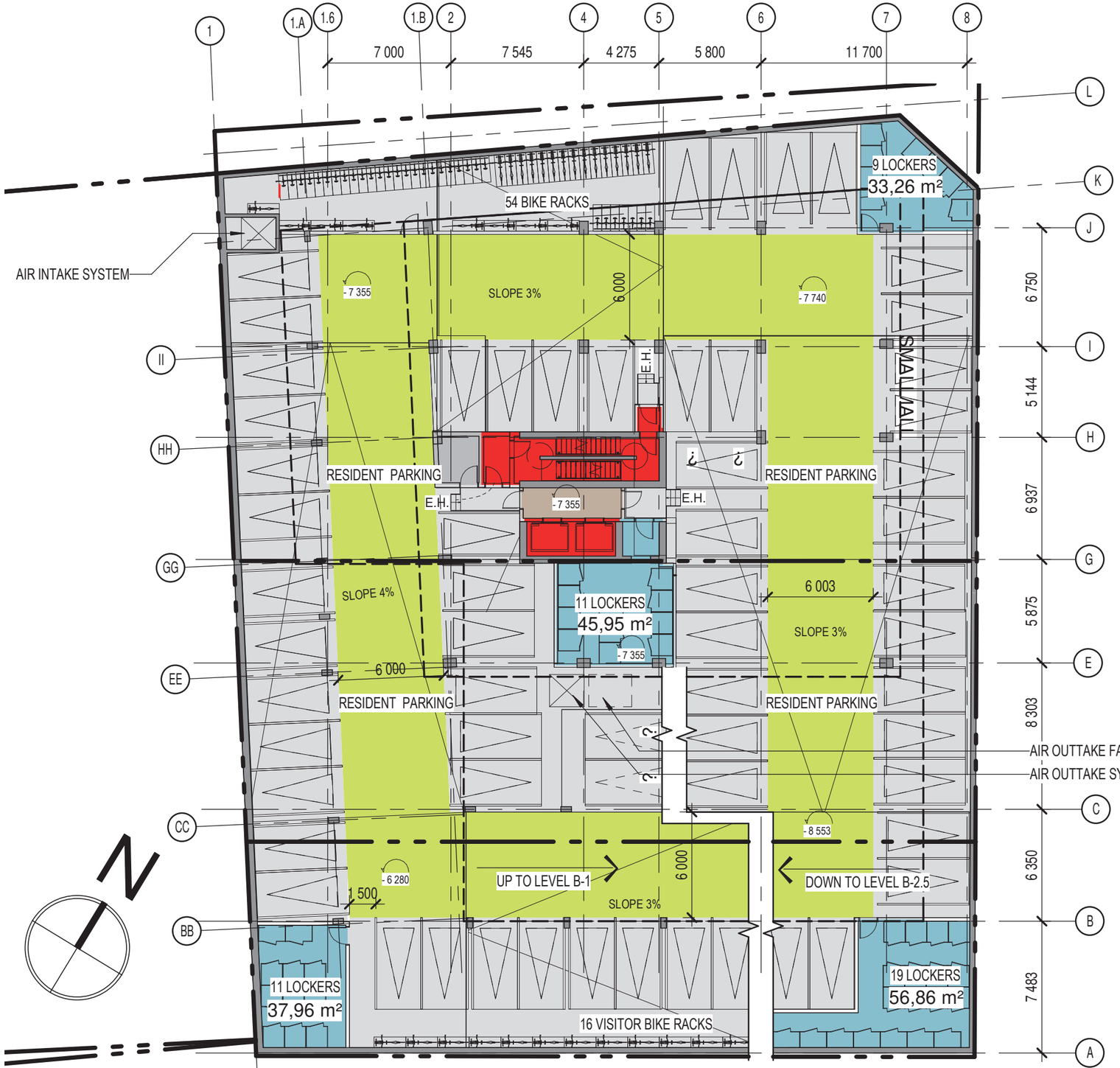


LEGEND

- CORRIDOR
- LOCKERS
- PARKING AREA
- SERVICES
- VEHICULE CIRCULATION
- VERT. CIRCULATION

BASEMENT B-2.5

SCALE 1 : 250



LEGEND

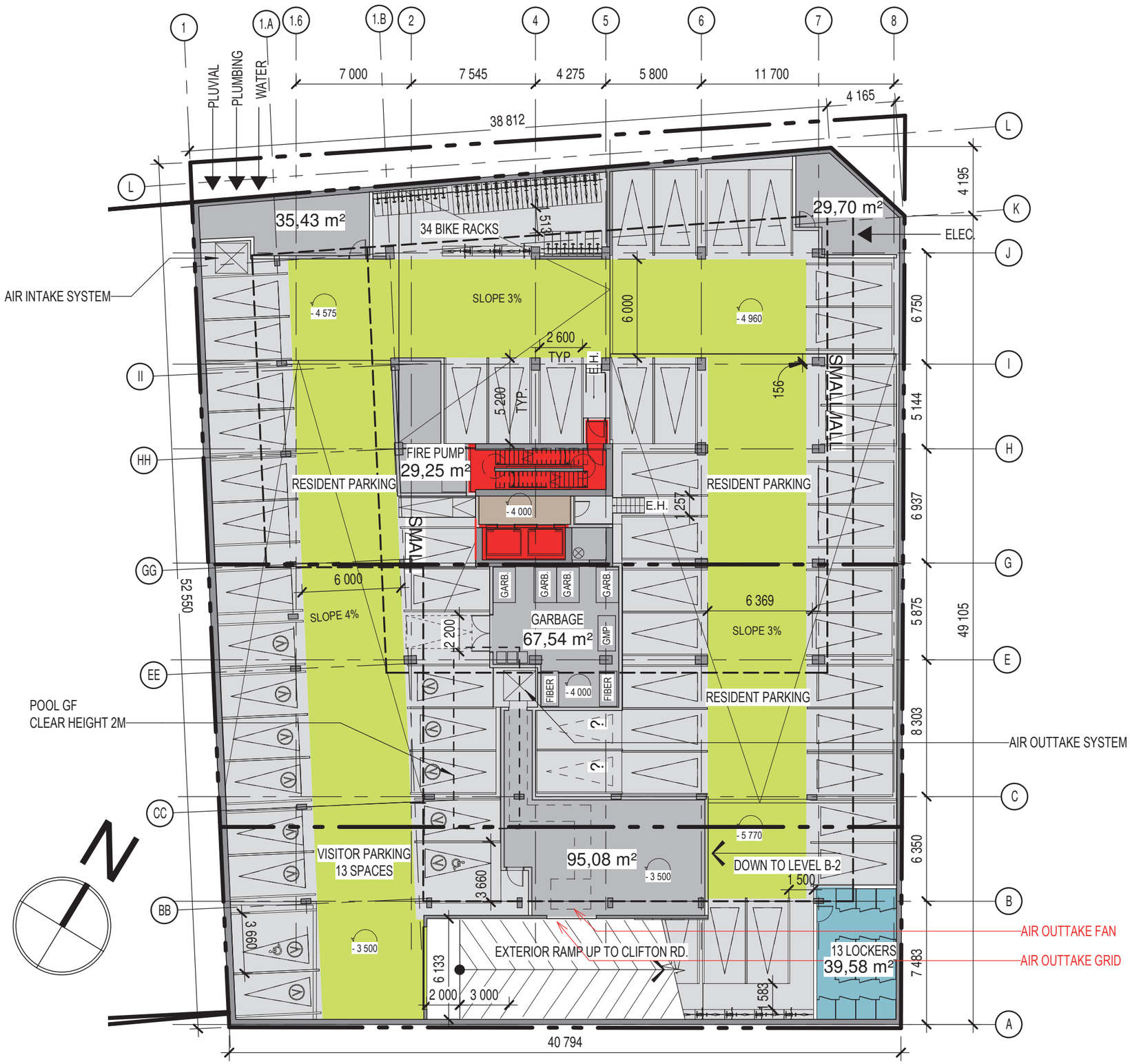
- CORRIDOR
- LOCKERS
- PARKING AREA
- SERVICES
- VEHICULE CIRCULATION
- VERT. CIRCULATION

BASEMENT B-2

SCALE 1 : 250

EBC

NEUF ARCHITECT(E)S



LEGEND

- CORRIDOR
- LOCKERS
- PARKING AREA
- SERVICES
- VEHICULE CIRCULATION
- VERT. CIRCULATION

PARKING

B1

SMALL SPACES (2 400 X 4 600)	03 SPACES
REG. SPACES (2 600 X 5 200)	46 SPACES
TANDEM (2 600 X 5 200)	02 SPACES
HANDICAP (3 660 X 5 200)	02 SPACES
TOTAL B1	**53 SPACES**

B2

SMALL SPACES (2 400 X 4 600)	03 SPACES
REG. SPACES (2 600 X 5 200)	57 SPACES
TOTAL B2	**60 SPACES**

B2.5

SMALL SPACES (2 400 X 4 600)	01 SPACES
REG. SPACES (2 600 X 5 200)	43 SPACES
TANDEM (2 600 X 5 200)	04 SPACES
TOTAL B2.5	**48 SPACES**

TOTAL B1+B2+PB.5	**161 SPACES**
VISITOR PARKING	**13 SPACES**
RESIDENT PARKING	**148 SPACES**

BICYCLE

BICYCLE B1	38 SPACES
BICYCLE B2	66 SPACES
BICYCLE B2.5	54 SPACES
TOTAL BICYCLE	**158 SPACES**

LOCKERS

B1	13 LOCKERS
B2	49 LOCKERS
B2.5	82 LOCKERS
TOTAL	**144 LOCKERS**

RATIO RESIDENTIAL
141 UNITS / 1.06 SPACE UNIT **148 SPACES**

RATIO RESIDENTIAL INCLUDING VISITORS
141 UNITS / 1.15 SPACE UNIT **161 SPACES**

BASEMENT B-1

SCALE 1 : 250



LEGEND

- 1BR + D
- 2BR
- ADMINISTRATION
- CORRIDOR
- FIRE ROOM
- GYM
- LOBBY
- MAIL
- MEN LOCKER
- MULTIPURPOSE ROOM
- POOL
- SERVICES
- VERT. CIRCULATION
- WOMEN LOCKER

GROUND FLOOR

SCALE 1 : 250

AMENITY AREA COMMUNAL	
GROUND FLOOR	
70,69 m²	GYM
157,80 m²	POOL
421,62 m²	POOL GARDEN
650,10 m²	
LEVEL 21	
54,39 m²	SKY LOUNGE
97,42 m²	ROOFTOP TERRACE
151,81 m²	

AMENITY AREA PRIVATE			
Level	Area	Floors	Total area
GROUND FLOOR	82,26 m²	1	82,26 m²
LEVEL 2	69,22 m²	2	138,44 m²
LEVEL 4	62,75 m²	3	188,26 m²
LEVEL 8	27,20 m²	12	326,36 m²
LEVEL 19	50,38 m²	2	100,76 m²
LEVEL 21	222,08 m²	1	222,08 m²
TOTAL	513,89 m²		1058,16 m²

AMENITY AREA TOTAL	
Niveau	Total area
GROUND FLOOR	732,37 m²
LEVEL 2	138,44 m²
LEVEL 4	188,26 m²
LEVEL 8	326,36 m²
LEVEL 19	100,76 m²
LEVEL 21	373,89 m²
TOTAL	1860,07 m²



LEGEND

- 1BR + D
- 2BR
- 2BR + D
- CORRIDOR
- PRIVATE BALCONY
- SERVICES
- VERT. CIRCULATION

2nd & 3rd FLOORS

SCALE 1 : 250

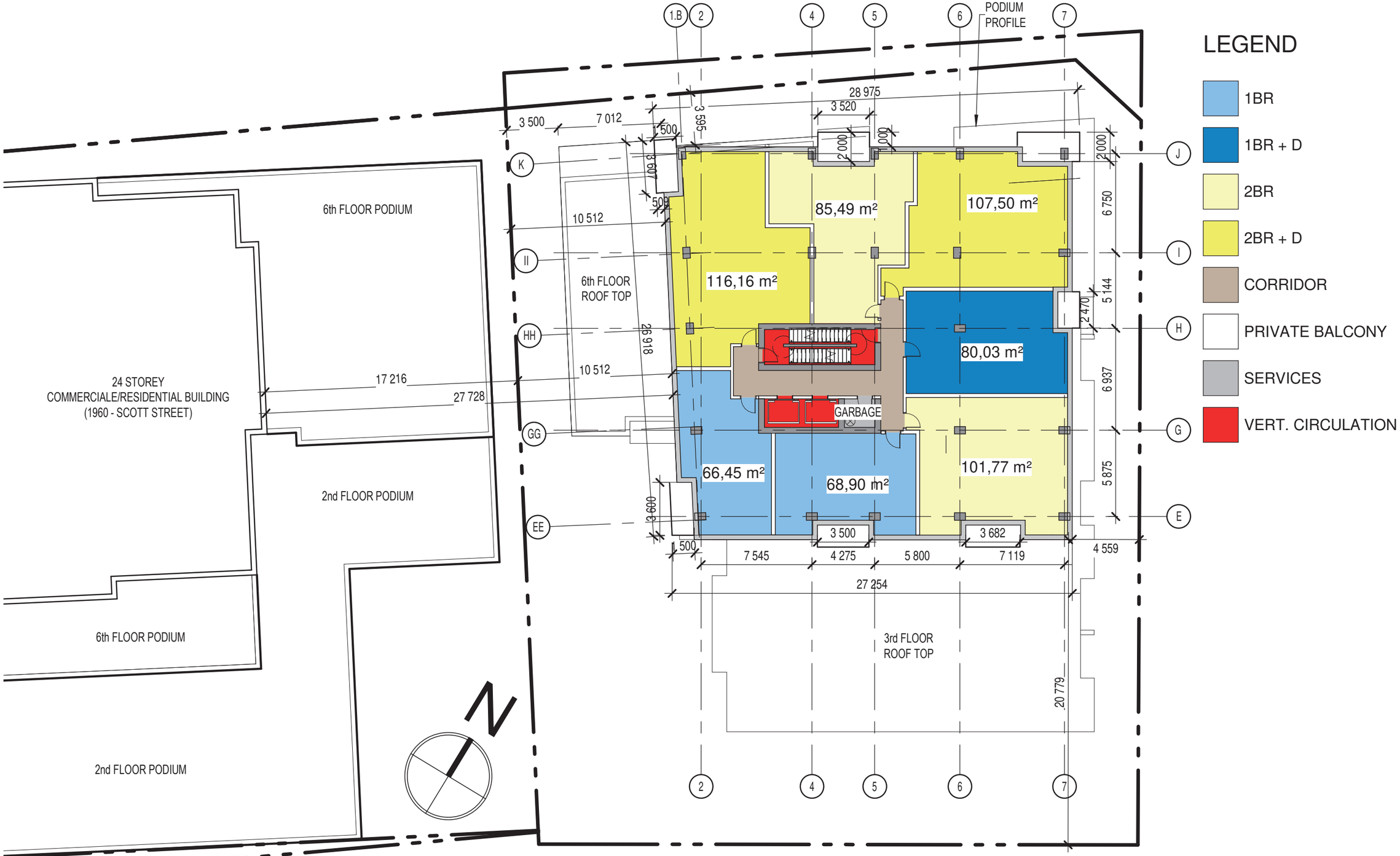
LEGEND

- 1BR + D
- 2BR
- 2BR + D
- CORRIDOR
- PRIVATE BALCONY
- SERVICES
- VERT. CIRCULATION

140,62 m²
90,39 m²
107,02 m²
111,84 m²
78,79 m²
126,44 m²
102,41 m²
GARBAGE
6th FLOOR PODIUM
2nd FLOOR PODIUM
2nd FLOOR PODIUM
3rd FLOOR ROOF TOP
1 500 PODIUM SETBACK
1.A 1.6 1.B 2 4 5 6 7
L K J I H G E A
II HH GG EE
1 804 3 500 8 006 2 112 452 3 520 9 565 1 500 6 750 5 144 2 490 1 500 300 6 937 29 204 5 875 3 080 1 500 3 500 3 681 7 545 4 275 5 800 7 119 20 779

4th @ 6th FLOORS

SCALE 1 : 250

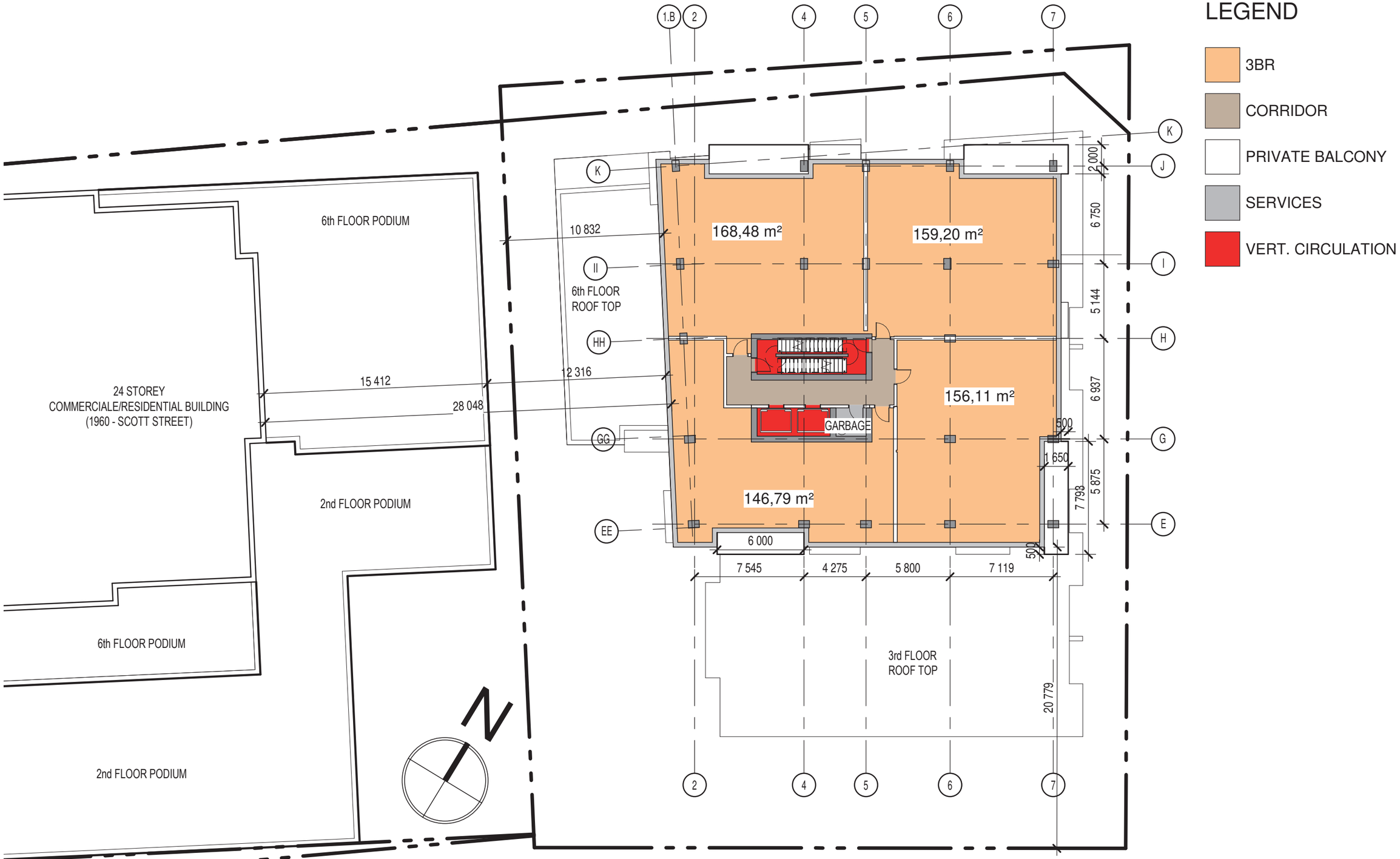


LEGEND

- 1BR
- 1BR + D
- 2BR
- 2BR + D
- CORRIDOR
- PRIVATE BALCONY
- SERVICES
- VERT. CIRCULATION

7th @ 18th FLOORS

SCALE 1 : 250

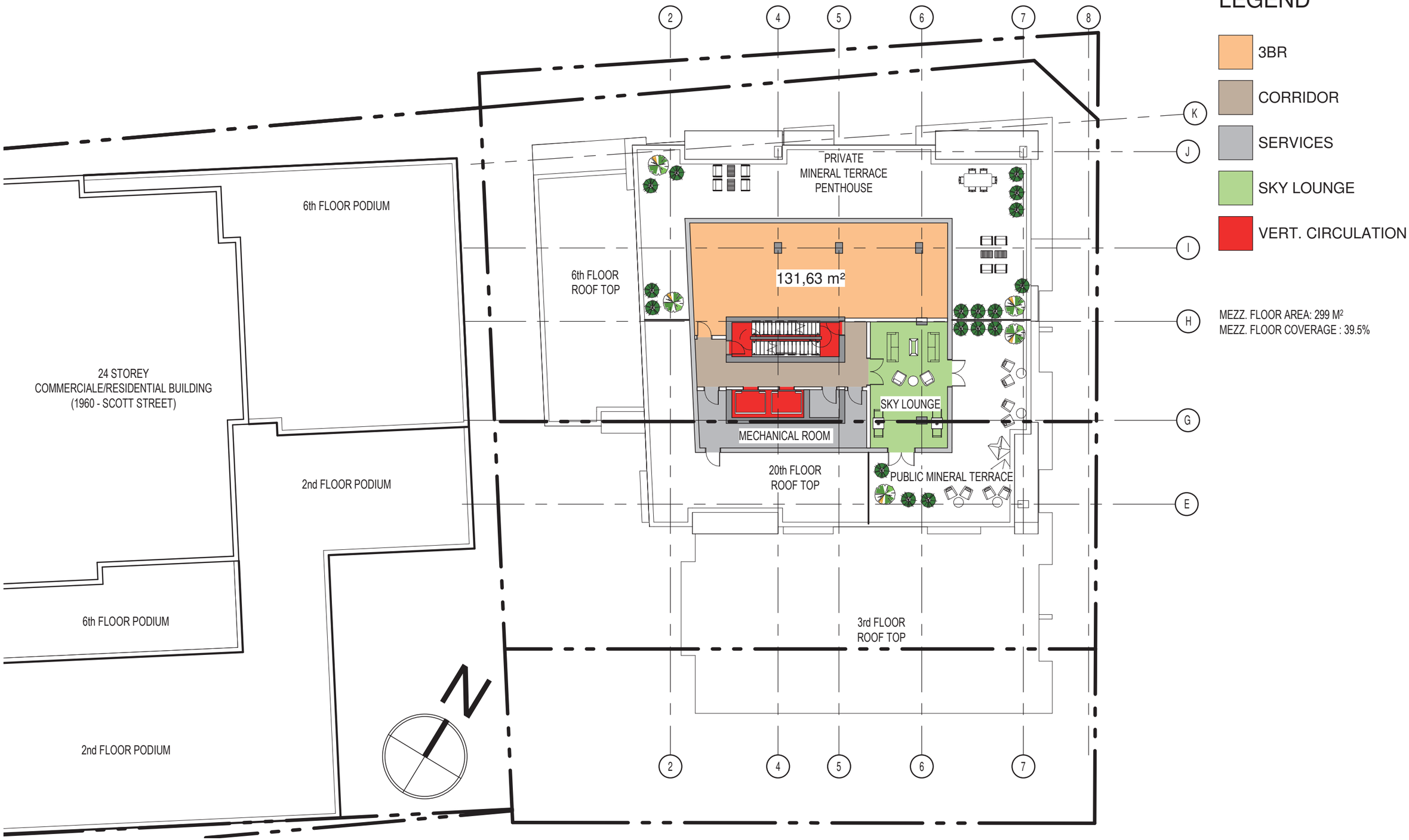


LEGEND

- 3BR
- CORRIDOR
- PRIVATE BALCONY
- SERVICES
- VERT. CIRCULATION

19th & 20th FLOORS

SCALE 1 : 250



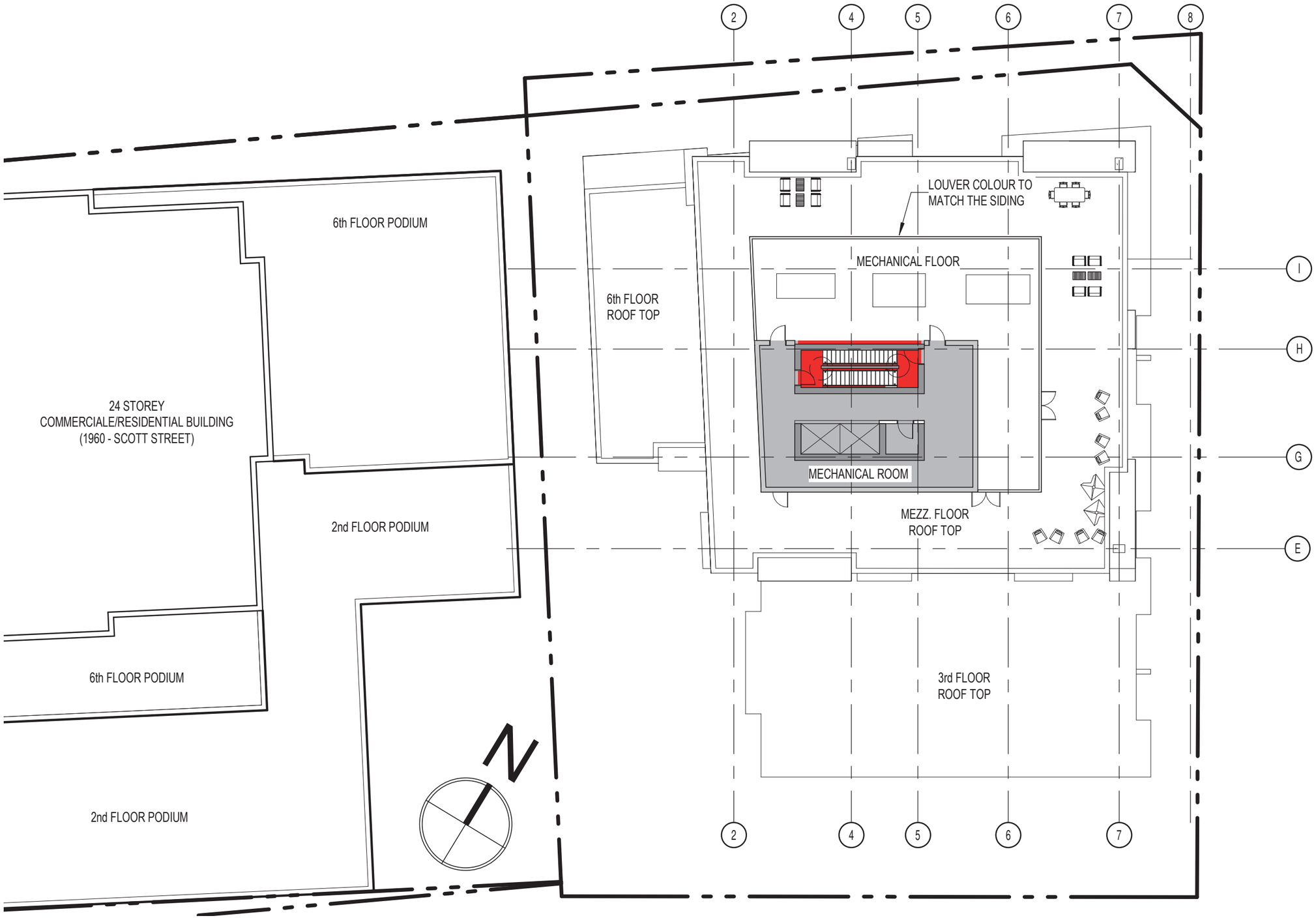
LEGEND

- 3BR
- CORRIDOR
- SERVICES
- SKY LOUNGE
- VERT. CIRCULATION

MEZZ. FLOOR AREA: 299 M²
MEZZ. FLOOR COVERAGE : 39.5%

21st / Sky Lounge FLOOR

SCALE 1 : 250

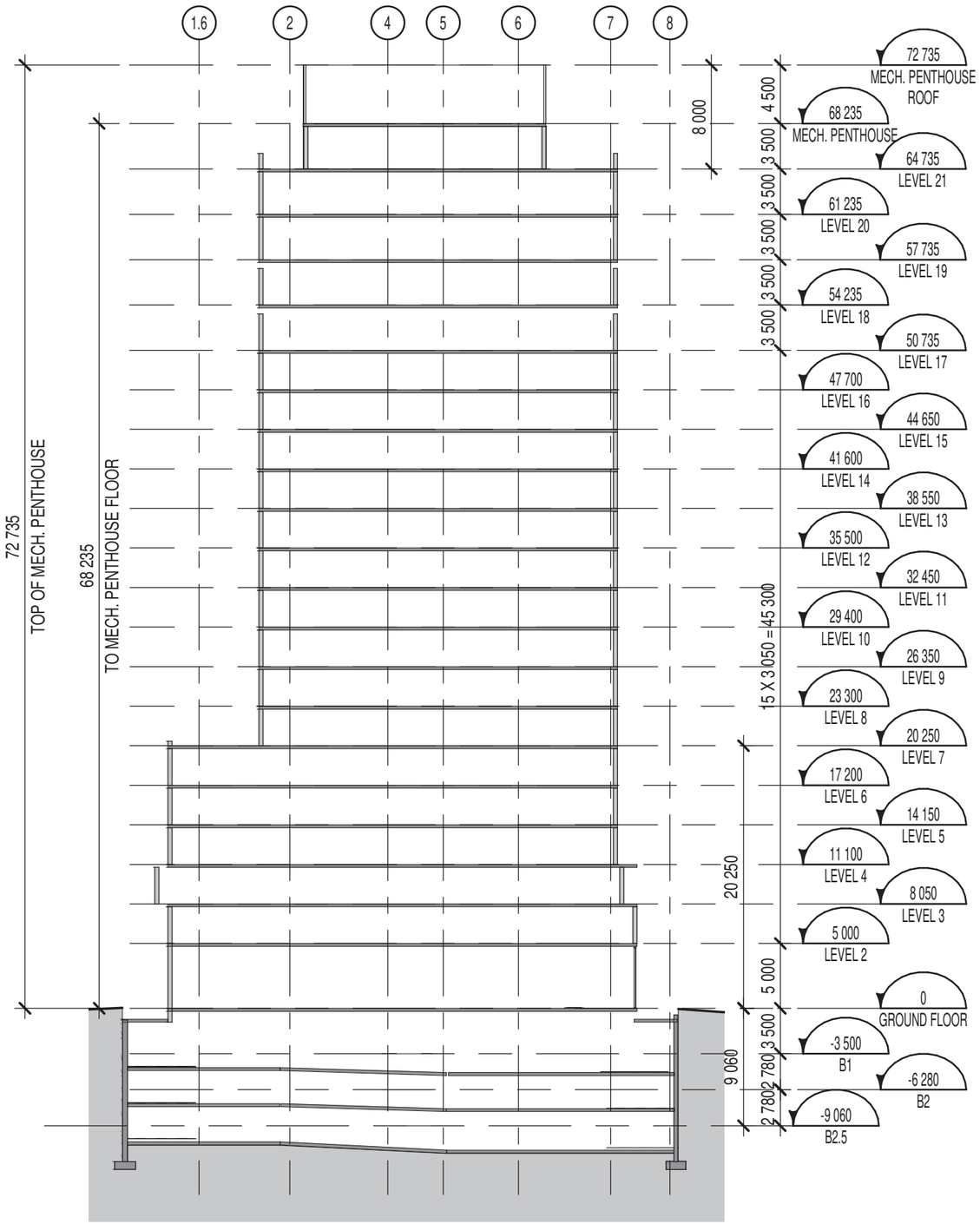


LEGEND

- SERVICES
- VERT. CIRCULATION

MECHANICAL PENTHOUSE

SCALE 1 : 250



SECTION

SCALE 1 : 400

05

INSPIRATIONAL IMAGES

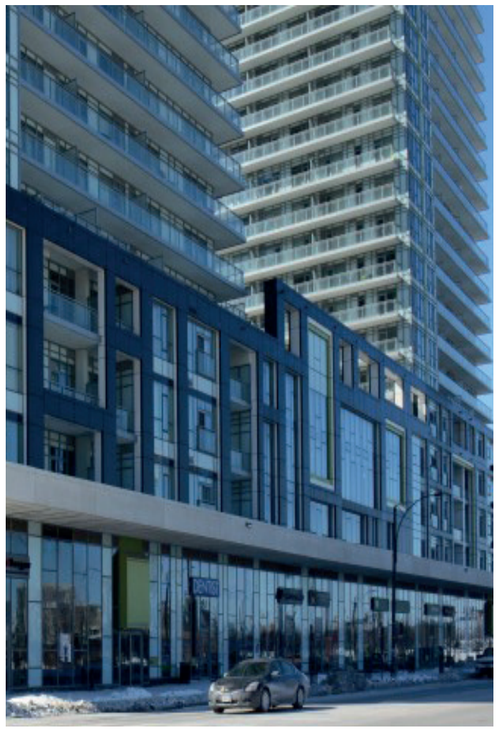
THE PODIUM



DARK MATERIAL AND
DEEP WINDOWS



SPACIOUS CORNER
BALCONIES



DOUBLE HEIGHT PODIUM
WITH CONTRASTING MATERIALITY

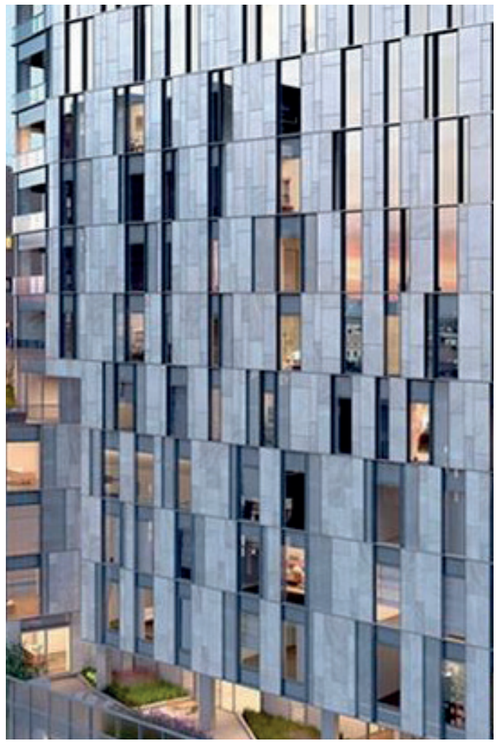
TOWER FACADE



LARGE FULL HEIGHT
WINDOWS



RHYTHM FACADE MADE WITH
CONCRETE PANELS



SIGNATURE ALEATORY
FACADE PATTERN

ACCENT ELEMENTS



RHYTHM FACADE
GRID



WITHDRAWN
UPPER STOREY



UNDERLINING THE
PENTHOUSE FLOORS

INSPIRATIONAL IMAGES

06

UDRP IMPROVEMENTS

FROM INFORMAL PRE-CONSULTATION AND FORMAL REVIEW

RECOMMANDATIONS OF INFORMAL PRE-CONSULTATION

- The front facade should be aligned with the 1960 Scott Street project
- Steps to reach the main entrance should be avoided
- A landscape plan should put the emphasis on the integration of the building to the streetscape and the importance of green spaces
- The amenity spaces should be moved to the front facade and the retail office spaces should be eliminated



December 2017



June 2018

INTEGRATION OF THE UDRP COMMENTS

RECOMMANDATIONS OF INFORMAL PRE-CONSULTATION

- The floorplate of the tower should be revised to ensure a 11.5m setback from the property line and an appropriate distance between the 1960 Scott street project

- The units on the 2nd and 3rd floor next the podium of 1960 Scott should be reoriented to avoid facing a blank wall



December 2017



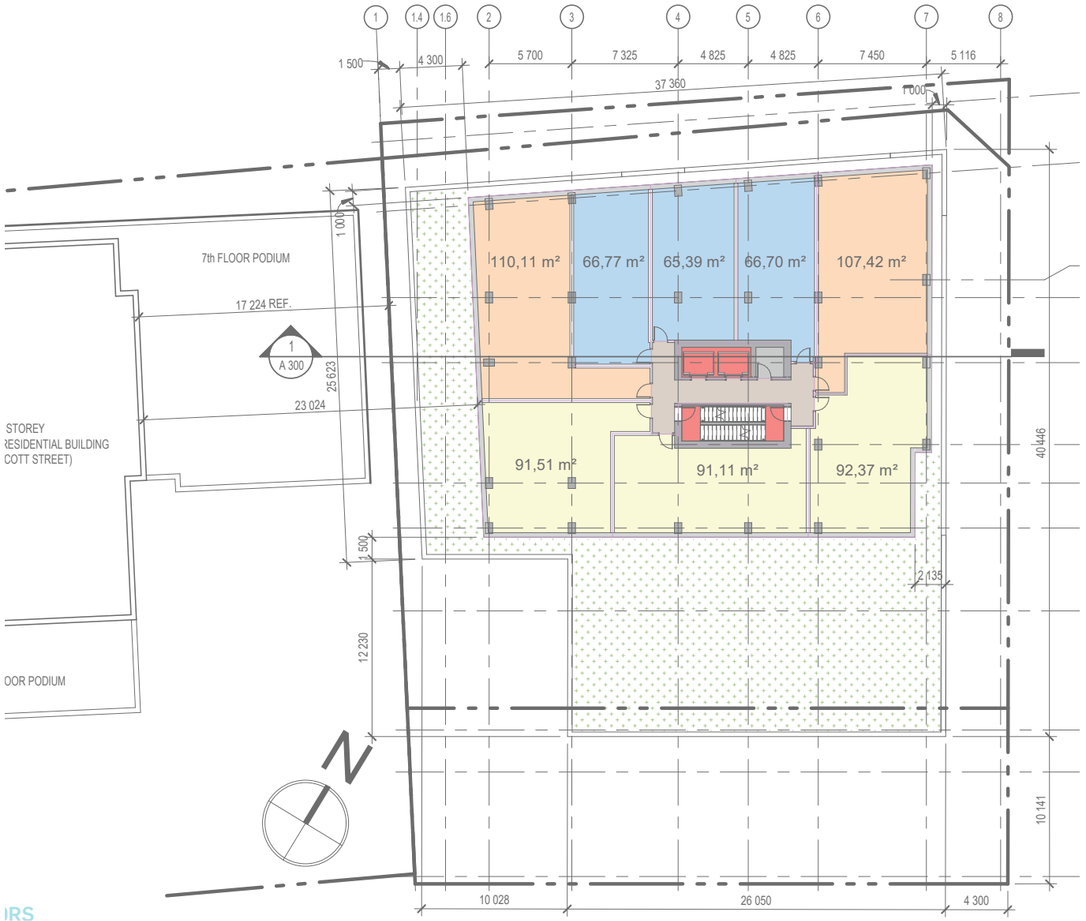
June 2018

INTEGRATION OF THE UDRP COMMENTS

RECOMMANDATIONS OF INFORMAL PRE-CONSULTATION

- The floorplate of the tower should be revised to ensure a 11.5m setback from the property line and an appropriate distance between the 1960 Scott street project

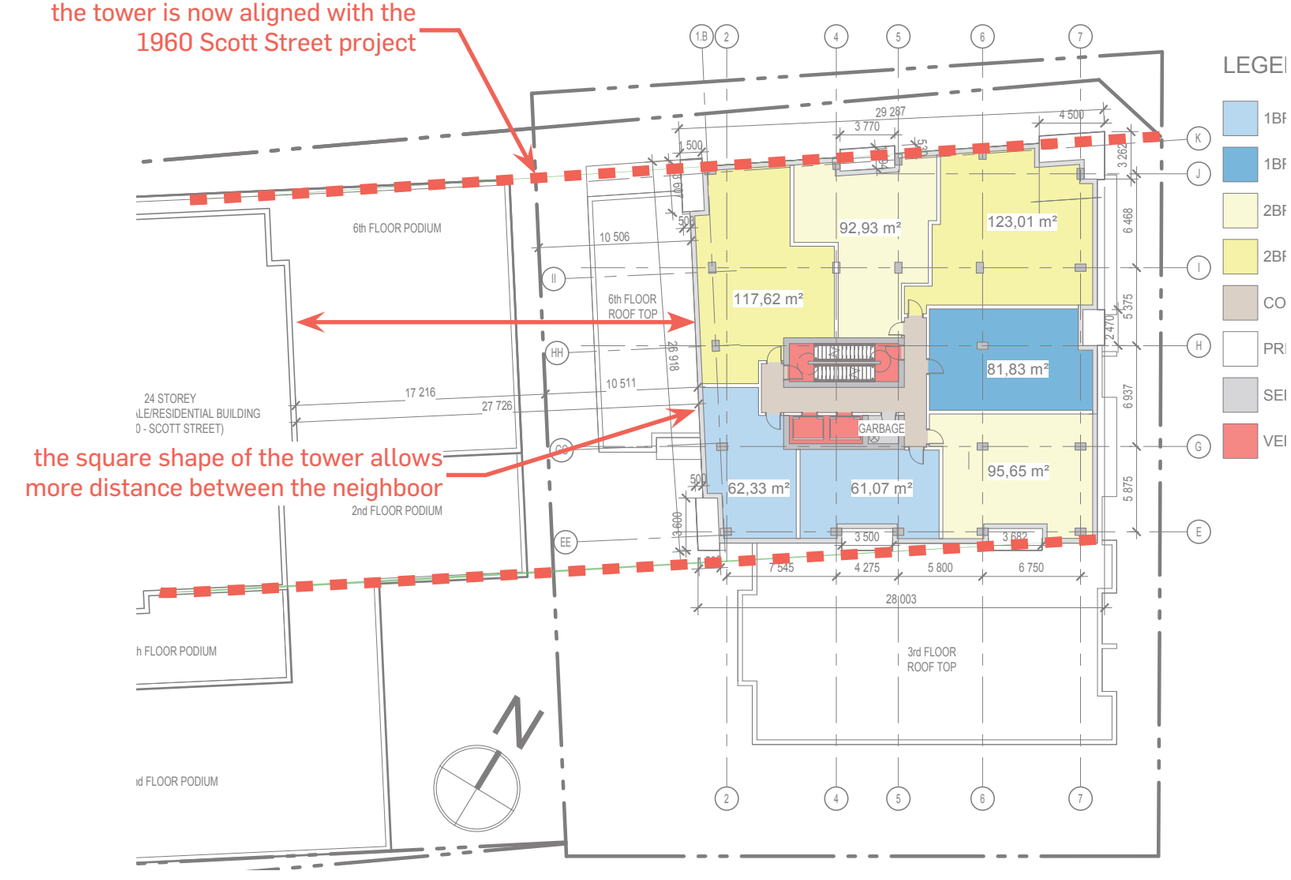
- The tower should be rotated and have a more square shape closer to Clifton road



December 2017

the tower is now aligned with the 1960 Scott Street project

the square shape of the tower allows more distance between the neighboor



June 2018

INTEGRATION OF THE UDRP COMMENTS

RECOMMANDATIONS OF INFORMAL PRE-CONSULTATION

- The tower and podium should be better integrated and read as a whole on Scott Street

- The podium should relate to the 1960 Scott Street project and create a continuous façade between the 2 projects



December 2017

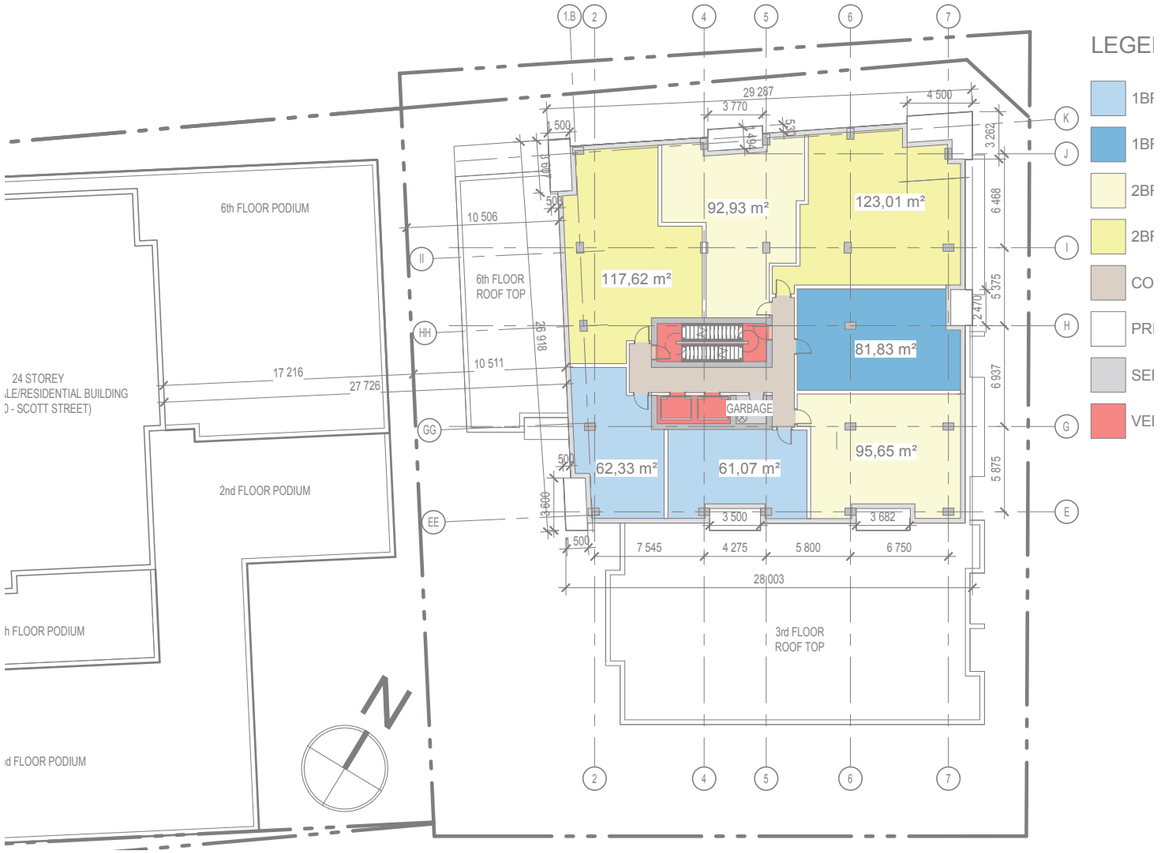


June 2018

INTEGRATION OF THE UDRP COMMENTS

RECOMMANDATIONS OF FORMAL REVIEW

- The front facade of the tower has been revised to create a setback from the podium and add depth.



June 2018

The tower now reads as a separate element from the podium



January 2019

INTEGRATION OF THE UDRP COMMENTS

RECOMMANDATIONS OF FORMAL REVIEW

- The materiality of the tower has been simplified and the stronger lines emphasize the verticality of the building.

- The tower now has a defined setback from the podium on Scott Street.



June 2018



January 2019

INTEGRATION OF THE UDRP COMMENTS

07

STATISTICS

PROJECT # 11646 - 1950 Scott Street

26-mars-19

OFFICE / RESIDENTIAL

RENTABLE																													Services and communal spaces			Gross area	
Rental	Studio		Bachelors (2 1/2)		1 Bedroom (3 1/2)				2 Bedrooms (4 1/2)				3 Bedrooms (5 1/2)		Penthouses										Total units	BOMA area		Net area estimated			Services and communal spaces			Gross area	
Floor / Unit type	S-1		B-1		1-1		1+DEN		2-1		2+DEN		3-1		P-1		P-2		P-3		P-4		P-5			Total area m²	Total area s.f.	Total area m²		Total area s.f.		Total area m²	Total area s.f.	Total area %	Total area m²	Total area s.f.
Roof	0		0		0		0		0		0		0		0		0		0		0		0		0	-	-	-		-		137,5	1 480	100%	137,5	1 480
Level 20 Mezz. / Sky Lounge	0		0		0		0		0		0		0		0		0		0		0		1		1	131,6	1 417	119,8		1 289		167,4	1 802	56%	299,0	3 218
Level 19 and 20 (2 levels)	0		0		0		0		0		0		0		2		2		2		2		0		8	1 261,2	13 575	1 147,7		12 353		161,2	1 735	11%	1 422,3	15 310
Level 7 to 18 (12 levels)	0		0		24		12		24		24		0		0		0		0		0		0		84	7 749,9	83 420	7 052,4		75 912		834,0	8 978	10%	8 584,0	92 398
Level 4 to 6 (3 levels)	0		0		0		3		6		12		0		0		0		0		0		0		21	2 254,7	24 270	2 051,8		22 085		271,0	2 917	11%	2 525,7	27 187
Level 2 & 3 (2 levels)	0		0		0		8		8		6		0		0		0		0		0		0		22	2 127,8	22 904	1 936,3		20 842		298,4	3 212	12%	2 426,2	26 116
Ground floor	0		0		0		4		1		0		0		0		0		0		0		0		5	420,8	4 530	382,9		4 122		828,8	8 922	66%	1 249,6	13 451
	m²	s.f.	m²	s.f.	m²	s.f.	m²	s.f.	m²	s.f.	m²	s.f.	m²	s.f.	m²	s.f.	m²	s.f.	m²	s.f.	m²	s.f.	m²	s.f.		m²	s.f.	m²		s.f.		m²	s.f.		m²	s.f.
BOMA area	0,0	0	0,0	0	67,7	728	81,7	880	93,8	1010	120,5	1298	0,0	0	159,2	1714	168,5	1814	146,8	1580	156,1	1680	131,6	1417											
Total units	0		0		24		27		39		42		0		2		2		2		2		1												
TOTAL RESIDENTIAL	0		0		51				81				0		9										141	13 946,0	150 115	12 690,9		136 605		2 698,3	29 045		16 644,4	179 160
UNIT MIX (%)	0%		0%		17%		19%		28%		30%		0%		6%										100%	84%					16%			100%	
UNIT MIX (%)	0%		0%		36%				57%				0%		6%										100%	84%					16%			100%	

		Ratio Res.	1,13	159				LEVEL B-2.5	parking provided	53	lockers reg.	144	(dim. 4pi x 4pi)		1753,9	18872
								LEVEL B-2	parking provided	60					2168,4	23332
								LEVEL B-1	parking provided	48	TOTAL LOCKERS	144			2057,3	22136
		Visitors	0,07	10					ext. parking	-	bike	158				
		Required Res.		169					Total	161	landscape	36,80%			5979,5	64340

08

SUN STUDY



9h



12h



15h

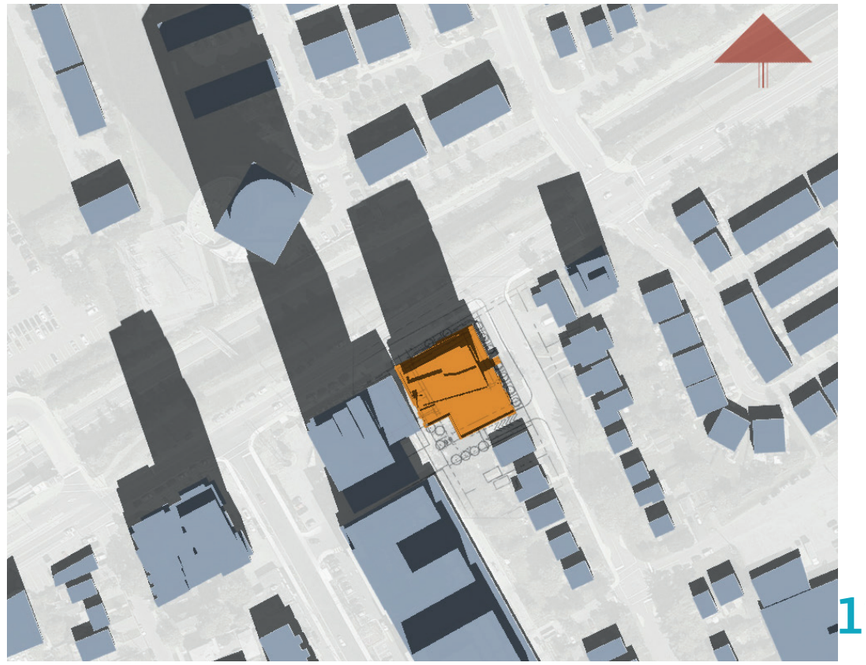


18h

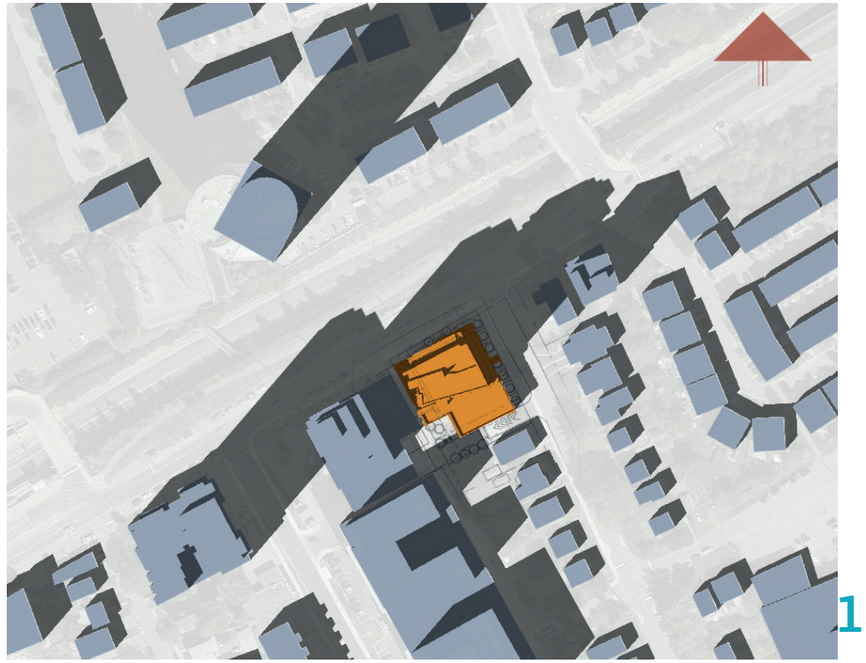
JUNE



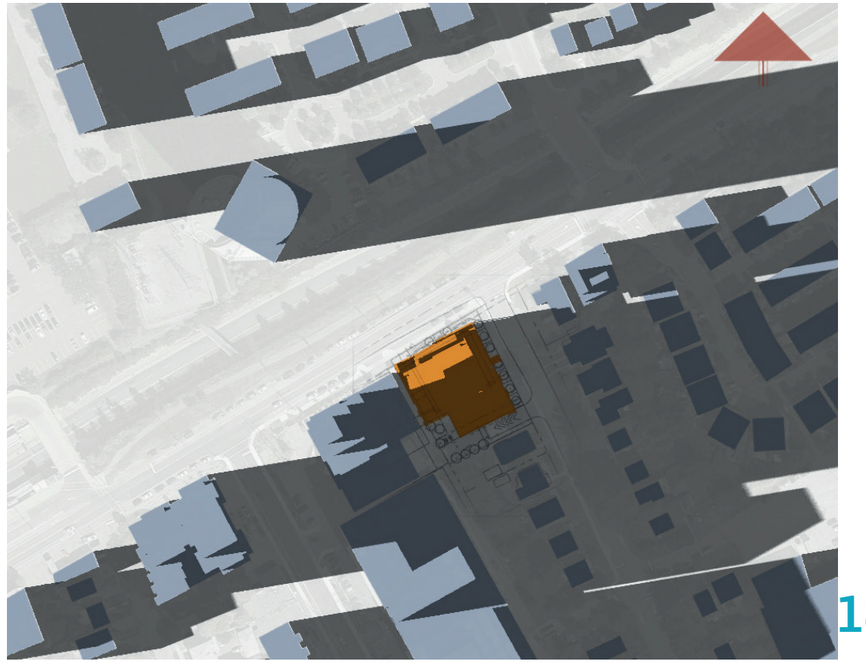
9h



12h



15h

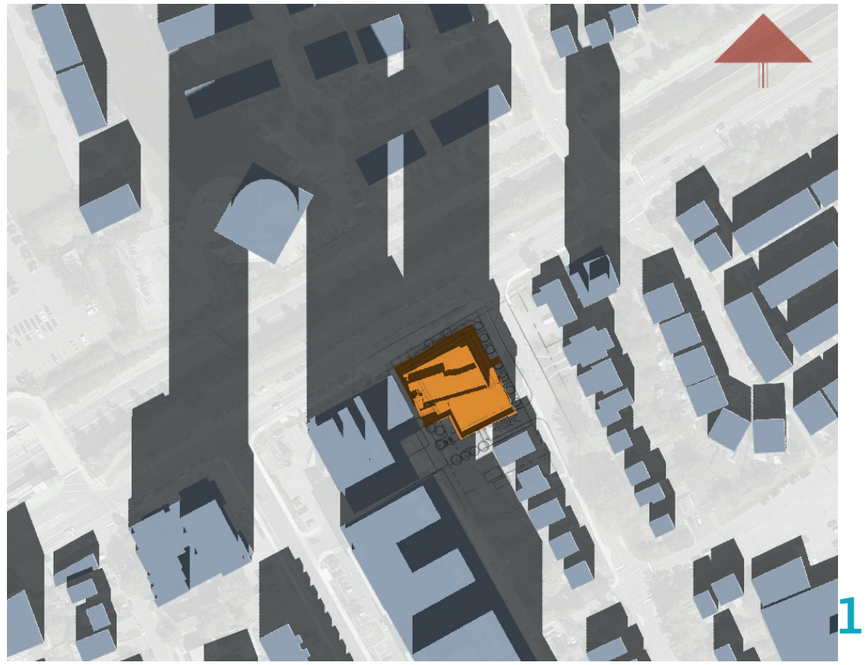


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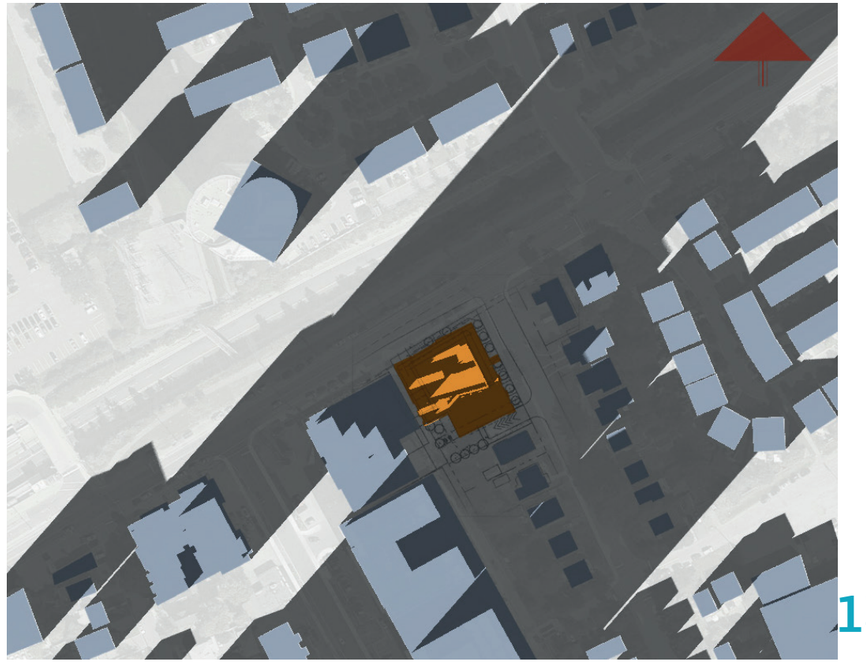
SEPTEMBER / OCTOBER



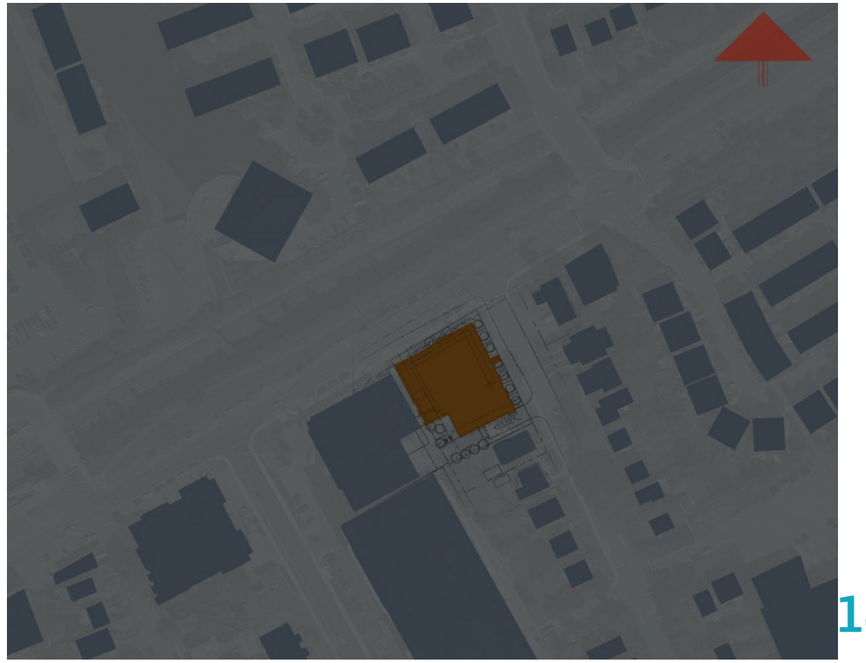
9h



12h



15h



18h

DECEMBER