



DRAWING NOTES

- 1 PROPERTY LINE
- 2 BUILDING SETBACKS
- 3 PROPOSED ROAD WIDENING
- 4 HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- 5 DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS, SEE CIVIL
- 6 EXISTING STREET CURB AND SIDEWALK
- 7 SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- 8 ASPHALT DRIVING SURFACE / PARKING LOT WITH BARRIER CURB
- 9 INTERNAL GARAGE ROOM
- 10 2.0m WIDE CONCRETE SIDEWALK
- 11 OUTLINE OF PRIVATE BALCONY ABOVE
- 12 OUTLINE OF TOWER ABOVE
- 13 STRUCTURAL SUPPORT FOR BUILDING ABOVE
- 14 SURFACE PARKING SPACE 2.6 X 5.2 M
- 15 EXISTING TREE TO BE REMOVED
- 16 EXISTING STORM GRATE
- 17 EXISTING UTILITY KIOSK
- 18 PROPOSED SERVICES
- 19 RETAINING WALL, SEE CIVIL FOR HEIGHT
- 20 EXISTING CONCRETE / ASPHALT ISLAND
- 21 EXISTING UTILITY / LIGHT POLE
- 22 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BELOW G.F.)
- 23 3.5 X 7.0m LOADING SPACE
- 24 SIAMSESE CONNECTION
- 25 EXISTING CROSSWALK
- 26 EXISTING CONCRETE JERSEY BARRIER
- 27 EXISTING CONCRETE OVERPASS GUARDRAIL WITH METAL PIPE RAILINGS
- 28 EXISTING FIRE HYDRANT
- 29 INTAKE / EXHAUST GRILL
- 30 BICYCLE PARKING SPACE WITH RACK
- 31 OUTLINE OF BELOW GRADE PARKING DECK
- 32 HEATED GARAGE RAMP WITH TRENCH DRAIN
- 33 CONCRETE RETAINING WALL WITH GUARD RAILING

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- PROPOSED CONCRETE SURFACE
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- UNIT BALCONY DOOR / FIRE EXIT
- PROPERTY LINE
- PROPOSED WIDENING
- EXISTING TREE TO BE REMOVED

PROJECT INFORMATION

ZONING BY-LAW 2008-250	TD3
SITE AREA	0.428 ha, 4,279.77 sq. m, 31,398 sq. ft.
GRADE (GEODETIC ELEVATION - ASL)	69.20m
BUILDING HEIGHT	90.0m
DENSITY - MINIMUM 350 units/hectare	122 UNITS
TOWER SEPARATION	24.0m
FRONT YARD SETBACK	3.0m
CORNER YARD SETBACK	3.0m
REAR YARD SETBACK	0.0m
REAR YARD SETBACK	ABOVE 8th FLOOR
AMENITY AREA - PER UNIT	6.0 sq. m
VEHICLE PARKING - RESIDENTIAL	NOT REQUIRED
VEHICLE PARKING - VISITOR ONLY	59
BICYCLE PARKING - RESIDENTIAL - PER UNIT	0.5
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m

PROJECT STATISTICS

30 STOREY BUILDING HEIGHT	94.0m
7 STOREY PODIUM HEIGHT	24.5m
FRONT YARD SETBACK	0.0m
CORNER YARD SETBACK - EAST	0.0m
REAR YARD SETBACK	8.0m
DENSITY - UNITS	640
AMENITY AREA - PER UNIT	6.0 sq. m
PARKING - PER UNIT (AFTER 12 UNITS)	0.5
VISITOR PARKING - PER UNIT (AFTER 12 UNITS)	1.0
BICYCLE PARKING - PER UNIT	0.1

GROSS BUILDING FLOOR AREA

BELOW GRADE PARKING LEVEL	0.0 sq. m
GROUND FLOOR	2,962.8 sq. m
2nd FLOOR	985.4 sq. m
3rd - 7th FLOOR	7,523.0 sq. m
8th FLOOR - TOWER 'A'	465.4 sq. m
8th FLOOR - TOWER 'B'	500.8 sq. m
9th - 30th FLOOR - TOWER 'A'	13,313.3 sq. m
9th - 30th FLOOR - TOWER 'B'	143,308 sq. m
TOTAL AREA ABOVE GRADE	35,712.8 sq. m

UNIT STATISTICS

	TOWER A	TOWER B	TOTAL
STUDIO	17	12	29
1 BEDROOM UNIT	174	160	334
2 BEDROOM UNIT	147	130	277
TOTAL	338	302	640

CAR PARKING

REQUIRED	320
PROVIDED	320
STANDARD PARKING SPACE	2.6m X 5.2m
SMALL CAR PARKING SPACE	2.4m X 4.6m
LOADING SPACE	3.5m X 7.0m

BICYCLE PARKING

REQUIRED	640
PROVIDED	640

AMENITY AREA

GRADE EXTERIOR - COMMUNAL	183.0 sq. m
1st FLOOR INTERIOR - COMMUNAL	605.0 sq. m
2nd FLOOR INTERIOR - COMMUNAL	576.0 sq. m
2nd FLOOR TERRACE - COMMUNAL	138.0 sq. m
8th FLOOR INTERIOR - COMMUNAL	119.0 sq. m
8th FLOOR TERRACE - COMMUNAL	396.0 sq. m
BALCONIES (ALL LEVELS) - PRIVATE	2,850.0 sq. m
TOTAL	4,867.0 sq. m
TOTAL COMMUNAL	2,017.0 sq. m
REQUIRED (640 UNITS X 6 m²) = 3,840 sq. m	
REQUIRED COMMUNAL @ 50% = 1,920 sq. m	

SITE COVERAGE

BUILDING FOOTPRINT	43.7%	1,869.2 sq. m
DRIVING SURFACE	22.4%	957.7 sq. m
LANDSCAPE AREA	33.9%	1,452.9 sq. m
TOTAL	100.0%	4,279.77 sq. m

REFUGE REQUIREMENT (640 UNITS)

GARBAGE	-0.11 PER UNIT	71 YARDS
RECYCLING GMP	-0.018 PER UNIT	12 YARDS
RECYCLING FIBER	-0.038 PER UNIT	25 YARDS
COMPOST	-240L PER 50 UNITS	7

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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NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
- DETAIL NUMBER
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

PROJECT DEVELOPER

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LEGAL DESCRIPTION

PLAN OF SURVEY OF
 PART OF LOTS 4 and 14
 REGISTERED PLAN 23
 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

URBAN PLANNER

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1 SITE PLAN
 SCALE 1:150

