



PROJECT INFORMATION

ZONING	AM5 (436)
SITE AREA	13,132.18 sq. m. (141,354.79 sq. ft.) (3.25 acres)
ASSUMED ROAD WIDENING AREA	803.06 sq. m. (8,644.14 sq. ft.)
NET SITE AREA	12,329.12 sq. m. (132,710.65 sq. ft.)
REQUIRED BUILDING HEIGHT	25.0m
FRONT YARD SETBACK - BASELINE ROAD	0.0m
INTERIOR YARD SETBACK - EAST	0.0m
INTERIOR YARD SETBACK - WEST	0.0m
REAR YARD SETBACK	0.0m
AMENITY SPACE - PER UNIT	6.0 sq. m.
COMMUNAL AMENITY AREA	2,856 sq. m.
VEHICLE PARKING - RESIDENTIAL	0.47 PER UNIT
VEHICLE PARKING - VISITOR ONLY	0.17 PER UNIT
VEHICLE PARKING - COMMERCIAL	1.25 PER 100m² GFA
BICYCLE PARKING - RESIDENTIAL	0.5 PER UNIT
BICYCLE PARKING - COMMERCIAL	1 PER 250m² GFA

PROVIDED

BUILDING HEIGHT - BUILDING A	28 STOREYS - 89.0m
BUILDING HEIGHT - BUILDING B	26 STOREYS - 83.0m
BUILDING HEIGHT - BUILDING C	30 STOREYS - 96.0m
GRADE - BUILDING A (GROUND = XX.0m)	00.0m geo. elev.
GRADE - BUILDING B (GROUND = XX.0m)	00.0m geo. elev.
GRADE - BUILDING C (GROUND = XX.0m)	00.0m geo. elev.
UNIT COUNT	952 units
FRONT YARD SETBACK	7.4m
INTERIOR YARD SETBACK - EAST	4.8m
INTERIOR YARD SETBACK - WEST	8.0m
REAR YARD SETBACK	1.0m
VEHICLE PARKING - TOTAL	748
VEHICLE PARKING - RESIDENCE	566
VEHICLE PARKING - VISITOR	171
VEHICLE PARKING - COMMERCIAL	11
BICYCLE PARKING - TOTAL	1158
BICYCLE PARKING - RESIDENCE	1155
BICYCLE PARKING - COMMERCIAL	3
LOT COVERAGE	38.3%
GROUND FLOOR TRANSPARENT GLAZING	-
TOTAL PROJECT G.F.A.	58,871.88 sq. m. 633,697 sq. ft.

CAR PARKING

REQUIRED	
RESIDENCE	450
VISITOR	171
COMMERCIAL	11
TOTAL	632
PROVIDED	
RESIDENCE	566
VISITOR	171
COMMERCIAL	11
TOTAL	748

BICYCLE PARKING

REQUIRED	
RESIDENCE	- 0.5 PER UNIT (952 UNITS) 476
COMMERCIAL	- 1 PER 250m² GFA 3
TOTAL	479
PROVIDED	
INTERIOR	1,155
EXTERIOR	3
TOTAL	1,158

AMENITY SPACE

REQUIRED	
TOTAL REQUIRED AMENITY+	5,712 sq. m.
UNIT COUNT (952) X 6 sq. m.	5,712 sq. m.
50% REQUIRED AS COMMUNAL USE+	2,856 sq. m.
PROVIDED	
TOTAL PROPOSED COMMUNAL INTERIOR AMENITY+	1,412.30 sq. m.
TOTAL PROPOSED COMMUNAL EXTERIOR AMENITY+	1,860.83 sq. m.
TOTAL PROPOSED COMMUNAL SPACE =	3,273.13 sq. m.

LAND PHASE AREA

BUILDING 'A'	6,070.6 sq. m.	26.45%
BUILDING 'B'	7,011.4 sq. m.	30.55%
BUILDING 'C'	7,569.8 sq. m.	32.99%
PARKLAND =	1,232.91 sq. m.	10.00%
TOTAL =	2,284.8 sq. m.	100.00%

LOT COVERAGE

BUILDING FOOTPRINT - 'A'	1,627.83 sq. m.	13.2%
BUILDING FOOTPRINT - 'B'	1,345.78 sq. m.	10.9%
BUILDING FOOTPRINT - 'C'	1,751.48 sq. m.	14.2%
DRIVING SURFACE =	4,387.47 sq. m.	35.6%
LANDSCAPE SURFACE =	1,983.64 sq. m.	16.1%
PARKLAND =	1,232.91 sq. m.	10%
TOTAL =	12,329.12 sq. m.	100%

GROSS BUILDING AREAS

BUILDING 'A'	
PARKING LEVEL	00.0 sq. m.
GROUND FLOOR	00.0 sq. m.
2nd FLOOR	1,413.5 sq. m.
PODIUM LEVELS	2 x 1,413.5 sq. m.
3rd & 4th FLOOR	2 x 15,215 sq. ft.
5th - 28th FLOOR TOWER	24 x 6,943 sq. ft.
MECHANICAL LEVEL	00.0 sq. m.
TOTAL AREA	19,720 sq. m.
TOWER FOOTPRINT	795.24 sq. m.
UNIT COUNT	339
COMMERCIAL AREA	00.0 sq. m.
BUILDING 'B'	
PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	396.6 sq. m.
2nd FLOOR	1,002 sq. m.
PODIUM LEVELS	2 x 1,002 sq. m.
3rd & 4th FLOOR	2 x 10,786 sq. ft.
5th - 26th FLOOR TOWER	22 x 6,637 sq. ft.
MECHANICAL LEVEL	0.0 sq. m.
TOTAL AREA	18,004 sq. m.
TOWER FOOTPRINT	601.8 sq. m.
UNIT COUNT	260
COMMERCIAL AREA	00.0 sq. m.
BUILDING 'C'	
PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	837 sq. m.
2nd FLOOR	578 sq. m.
PODIUM LEVELS	2 x 1,673.83 sq. m.
3rd & 4th FLOOR	2 x 16,915 sq. ft.
5th - 30th FLOOR TOWER	26 x 6,836 sq. ft.
MECHANICAL LEVEL	0.0 sq. m.
TOTAL AREA	21,146 sq. m.
TOWER FOOTPRINT	227,625 sq. ft.
UNIT COUNT	6,411 sq. m.
COMMERCIAL AREA	852.30 sq. m.
TOTAL UNITS	353

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:

- (N) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (A) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (W) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (D) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- (1) - (99) - DETAIL NUMBER
- (1) - (99) - TITLE
- (1) - (99) - SCALE
- (1) - (99) - DETAIL REFERENCE PAGE
- (1) - (99) - DETAIL CROSS REFERENCE PAGE

1 SITE PLAN
SP-1
SCALE = 1 : 250

LANDSCAPE ARCHITECT Lashley+Associates Corporation 202-950 Gladstone Avenue Ottawa, ON K1Y 3E6 Tel: (613) 233-8579 www.lashleyla.com	URBAN PLANNER Stantec 300-1331 Clyde Avenue Nepean, ON K2C 3G4 Tel: (613) 722-4420 www.stantec.com	DEVELOPMENT MANAGER Colliers Strategy & Consulting Group 181 Bay Street, Suite #1400 Toronto, ON M5J 2V1
WIND / SOUND ENGINEER Gradient Wind 127 Walgreen Road Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com	CIVIL ENGINEER Stantec 300-1331 Clyde Avenue Nepean, ON K2C 3G4 Tel: (613) 722-4420 www.stantec.com	LEGAL DESCRIPTION
GEOTECHNICAL ENGINEER Paterson Group 154 Colonnade Road South Ottawa, ON K2E 7J5	TRANSPORTATION ENGINEER Stantec 300-1331 Clyde Avenue Nepean, ON K2C 3G4 Tel: (613) 722-4420 www.stantec.com	SURVEYOR Stantec Geomatics Ltd. 400-1331 Clyde Avenue Nepean, ON K2C 3G4 Tel: (613) 722-4420 www.stantec.com

KEY MAP	
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DRAWING NOTES	<ol style="list-style-type: none"> PROPERTY LINE HARD SURFACE PAVING, WIDTH AS NOTED SOFT LANDSCAPING, SEE LANDSCAPE PLAN OUTLINE OF TOWER ABOVE 4 STOREY PODIUM LEVEL PARKING GARAGE RAMP WITH TRENCH DRAIN IF REQUIRED OUTLINE OF BELOW GRADE PARKING GARAGE BICYCLE RACK, SEE LANDSCAPE FOR DETAILS AT GRADE COMMUNAL TERRACE EXISTING BUILDINGS ON ADJACENT PROPERTY LOADING / SERVICE BAY / GARBAGE PICK-UP CONCRETE SIDEWALK WITH DEPRESSED CURB RESERVED PEDESTRIAN CROSS WALK WITH DEPRESS CURBS SITE FURNITURE - SEE LANDSCAPE FOR DETAILS EXISTING BUILDING, PORTABLE STRUCTURE, CONCRETE PADS, METAL OR CHAIN LINK FENCE, ETC. TO BE REMOVED EXISTING TREES TO BE REMOVED
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SITE PLAN SYMBOLS	<ul style="list-style-type: none"> SOFT LANDSCAPE CONCRETE WALKING SURFACE ASPHALT PATH PAVED SURFACE PROPOSED PARKLAND PROPERTY LINE GUARD RAILING / FENCE BIKE RACK ENTRANCE / EXIT DOOR COMMERCIAL / EXIT DOOR FIRE HYDRANT VEHICULAR DIRECTION EXISTING TREE TO REMAIN SIAMSESE CONNECTION CITY STREET LIGHTING SITE LIGHTING
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UNIT MIX - 952 UNITS	<ul style="list-style-type: none"> STUDIO UNIT 220 ONE BEDROOM UNIT 469 ONE BEDROOM + DEN UNIT 25 TWO BEDROOM UNIT 183 TWO BEDROOM + DEN UNIT 13 THREE BEDROOM UNIT 52 TOTAL UNITS 952
SOLID WASTE	<p>BUILDING 'A' - 339 UNITS</p> <ul style="list-style-type: none"> GARBAGE 0.110 Y³ PER UNIT 38 Y³ RECYCLING - GMP 0.018 Y³ PER UNIT 7 Y³ RECYCLING - FIBRE 0.038 Y³ PER UNIT 13 Y³ ORGANICS 1 - 240 L BIN PER PER 50 UNITS 7 <p>BUILDING 'B' - 260 UNITS</p> <ul style="list-style-type: none"> GARBAGE 0.110 Y³ PER UNIT 29 Y³ RECYCLING - GMP 0.018 Y³ PER UNIT 5 Y³ RECYCLING - FIBRE 0.038 Y³ PER UNIT 10 Y³ ORGANICS 1 - 240 L BIN PER PER 50 UNITS 6 <p>BUILDING 'C' - 353 UNITS</p> <ul style="list-style-type: none"> GARBAGE 0.110 Y³ PER UNIT 39 Y³ RECYCLING - GMP 0.018 Y³ PER UNIT 7 Y³ RECYCLING - FIBRE 0.038 Y³ PER UNIT 14 Y³ ORGANICS 1 - 240 L BIN PER PER 50 UNITS 8

CLIENT:	SCOUTS CANADA - NATIONAL SERVICES CENTRE
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PROJECT TITLE:	1345 BASELINE ROAD
OTTAWA	ONTARIO
SHEET TITLE:	SITE PLAN
DRAWN:	CHECKED:
RLA	RLA
SCALE:	SHEET No:
1:250	SP-1
PROJECT No:	2202

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