



WINDMILL

# 384 ARLINGTON AVE - ARCHITECTURAL PACKAGE

OTTAWA | ONTARIO

AUGUST 18<sup>H</sup> 2022 | 12 805

NEUF 

FOTENN  
Planning + Design

windmill

# TABLE OF CONTENTS

## **1** PLANS AND SECTIONS

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SITE PLAN	4
BASEMENT - PARKING 2	5
BASEMENT - PARKING 1	6
GROUND FLOOR	7
2ND FLOOR	8
3RD FLOOR	9
4TH FLOOR	10
5TH-8TH FLOOR	11
9TH FLOOR	12
10TH-24TH FLOOR	13
ROOF PLAN	14
LONGITUDINAL SECTION A	15
CROSS SECTION B	16

## **2** STATISTICS

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STATISTICS	18-19
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## **3** SUN STUDIES

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SUN STUDIES	21
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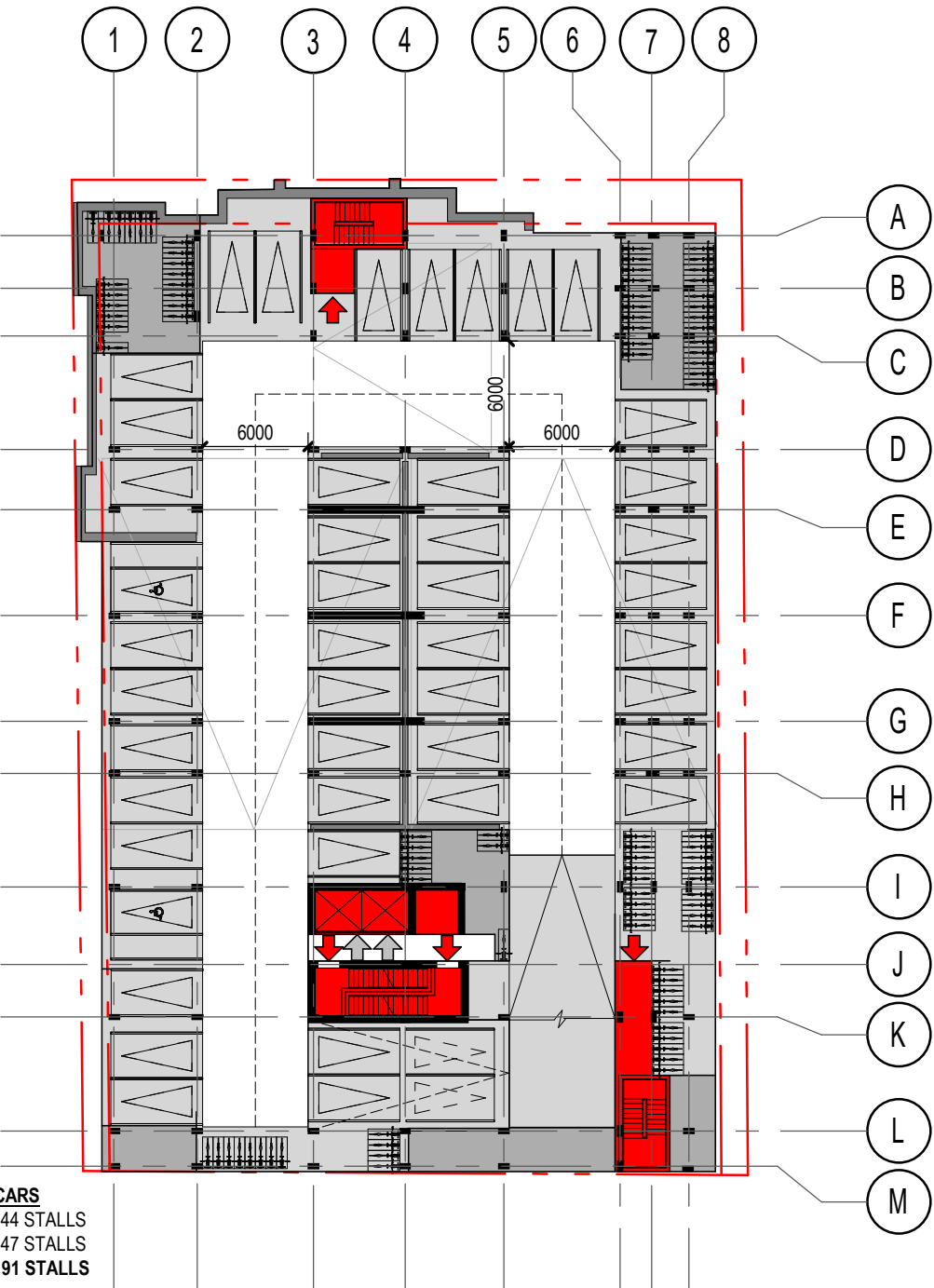
**1**

# PLANS AND SECTIONS

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# BASEMENT - PARKING 2



DATA - BASEMENT P-2	
Name	Surface
GARBAGE	27,9 m <sup>2</sup>
MEC.	159,6 m <sup>2</sup>
PARKING AREA	1 610,9 m <sup>2</sup>
VERTICAL CIRCULATION	106,0 m <sup>2</sup>
LOBBY	15,9 m <sup>2</sup>
Total	1 920,3 m <sup>2</sup>

**PARKING - CARS**  
 LEVEL P-1 : 44 STALLS  
 LEVEL P-2 : 47 STALLS  
**TOTAL: 91 STALLS**

**DOUBLE BIKES RACK**  
 LEVEL GF : 26 STALLS  
 LEVEL P-1 : 72 STALLS  
 LEVEL P-2 : 182 STALLS  
**TOTAL: 280 STALLS**

SCALE 1:400

# BASEMENT - PARKING 1



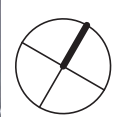
DATA - BASEMENT P-1	
Name	Surface
ELEC.	39,6 m <sup>2</sup>
GARBAGE	34,7 m <sup>2</sup>
GEN.	16,4 m <sup>2</sup>
MEC.	124,9 m <sup>2</sup>
PARKING AREA	1 585,4 m <sup>2</sup>
RET. BASIN	39,2 m <sup>2</sup>
VERTICAL CIRCULATION	98,8 m <sup>2</sup>
LOBBY	17,1 m <sup>2</sup>
<b>Total</b>	<b>1 956,3 m<sup>2</sup></b>

**PARKING - CARS**  
 LEVEL P-1 : 44 STALLS  
 LEVEL P-2 : 47 STALLS  
**TOTAL: 91 STALLS**

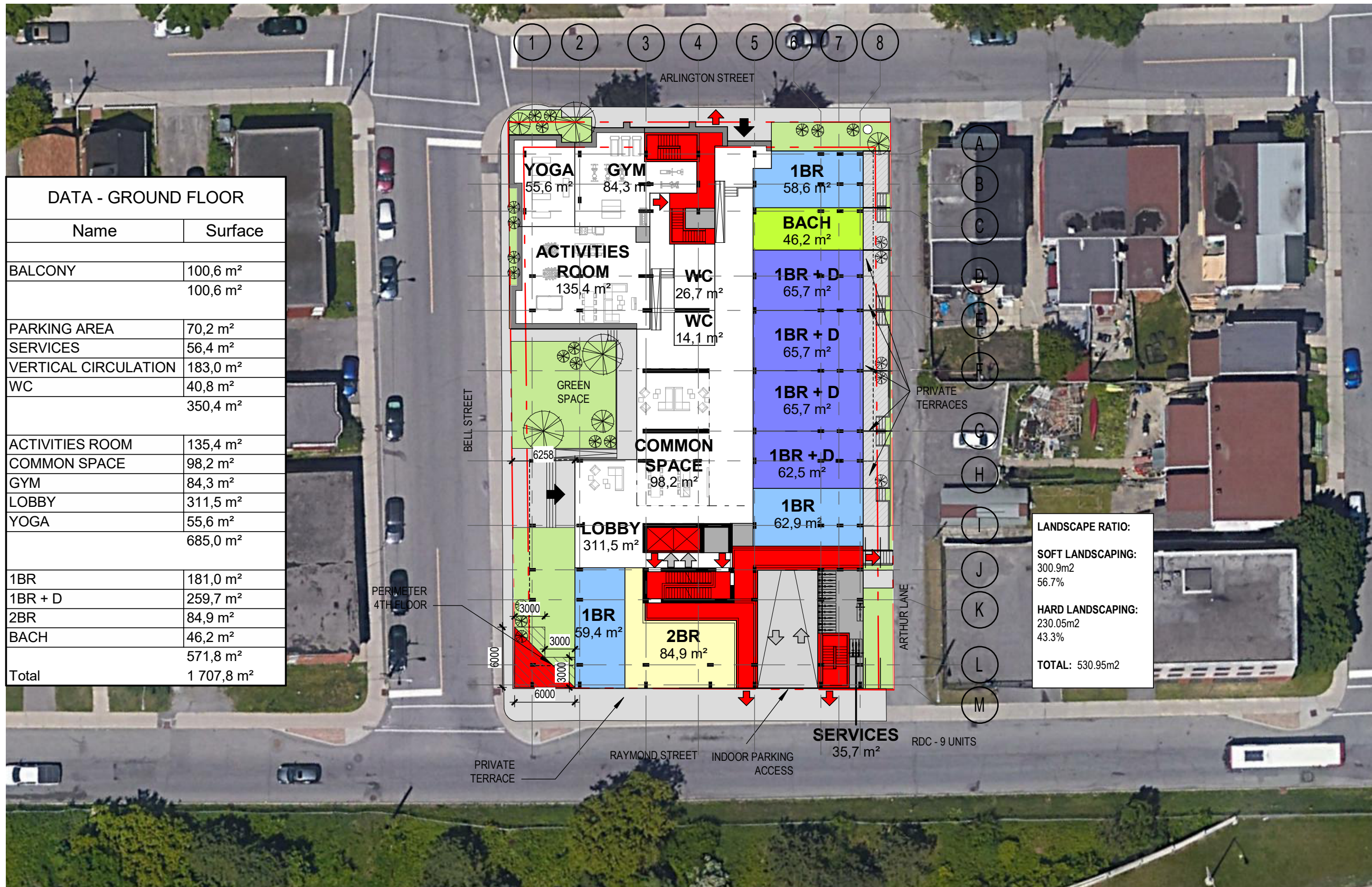
**DOUBLE BIKES RACK**  
 LEVEL GF : 26 STALLS  
 LEVEL P-1 : 72 STALLS  
 LEVEL P-2 : 182 STALLS  
**TOTAL: 280 STALLS**

SCALE 1:400

# GROUND FLOOR



DATA - GROUND FLOOR	
Name	Surface
BALCONY	100,6 m <sup>2</sup>
	100,6 m <sup>2</sup>
PARKING AREA	70,2 m <sup>2</sup>
SERVICES	56,4 m <sup>2</sup>
VERTICAL CIRCULATION	183,0 m <sup>2</sup>
WC	40,8 m <sup>2</sup>
	350,4 m <sup>2</sup>
ACTIVITIES ROOM	135,4 m <sup>2</sup>
COMMON SPACE	98,2 m <sup>2</sup>
GYM	84,3 m <sup>2</sup>
LOBBY	311,5 m <sup>2</sup>
YOGA	55,6 m <sup>2</sup>
	685,0 m <sup>2</sup>
1BR	181,0 m <sup>2</sup>
1BR + D	259,7 m <sup>2</sup>
2BR	84,9 m <sup>2</sup>
BACH	46,2 m <sup>2</sup>
	571,8 m <sup>2</sup>
Total	1 707,8 m <sup>2</sup>

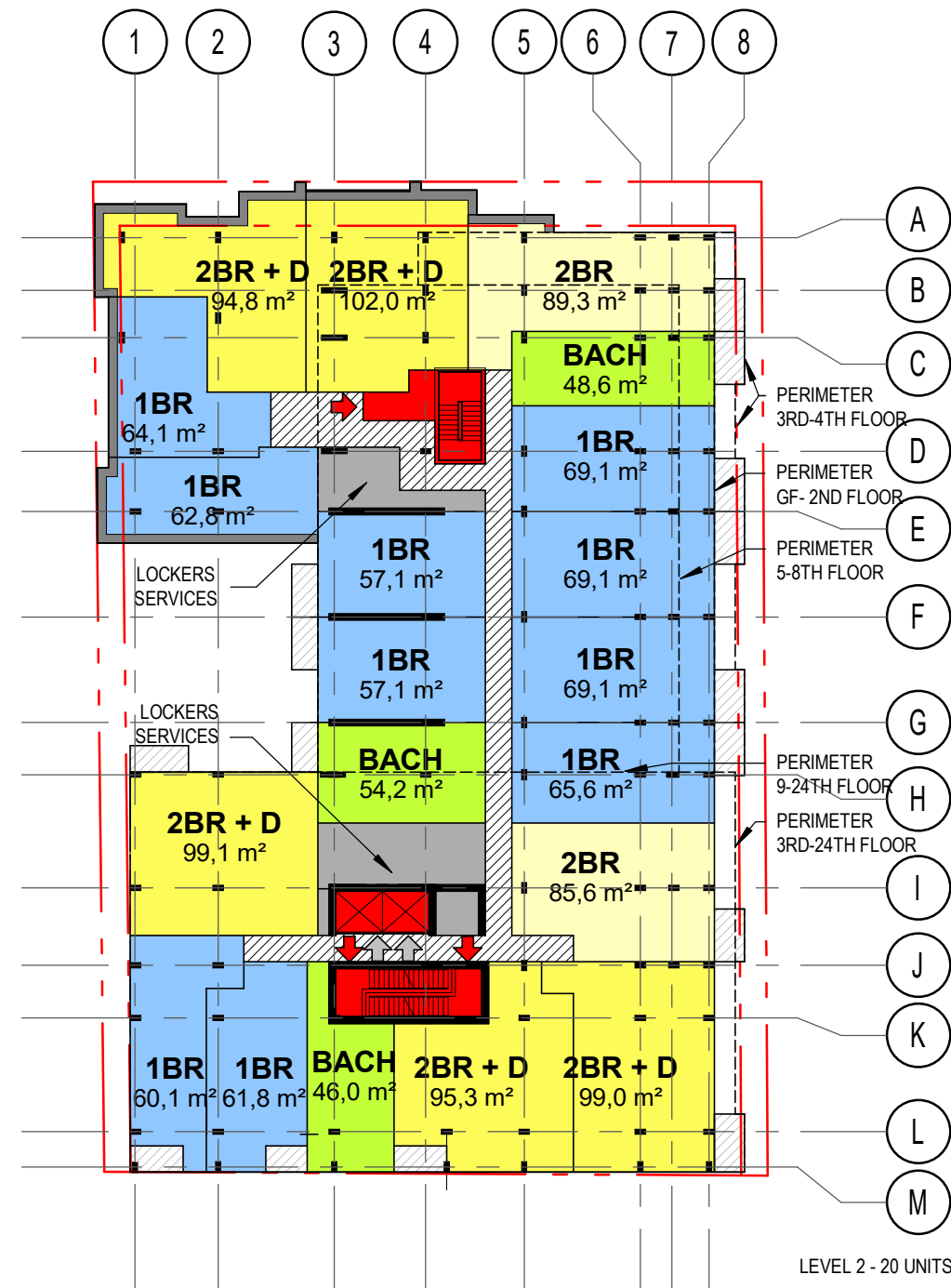


LANDSCAPE RATIO:	
SOFT LANDSCAPING:	300.9m <sup>2</sup> 56.7%
HARD LANDSCAPING:	230.05m <sup>2</sup> 43.3%
<b>TOTAL:</b>	<b>530.95m<sup>2</sup></b>

# 2ND FLOOR



DATA - 2ND FLOOR	
Name	Surface
BALCONY	72,3 m <sup>2</sup>
	72,3 m <sup>2</sup>
HALL	108,5 m <sup>2</sup>
SERVICES	68,9 m <sup>2</sup>
VERTICAL CIRCULATION	69,8 m <sup>2</sup>
	247,2 m <sup>2</sup>
1BR	635,8 m <sup>2</sup>
2BR	174,9 m <sup>2</sup>
2BR + D	490,2 m <sup>2</sup>
BACH	148,8 m <sup>2</sup>
	1 449,8 m <sup>2</sup>
Total	1 769,4 m <sup>2</sup>



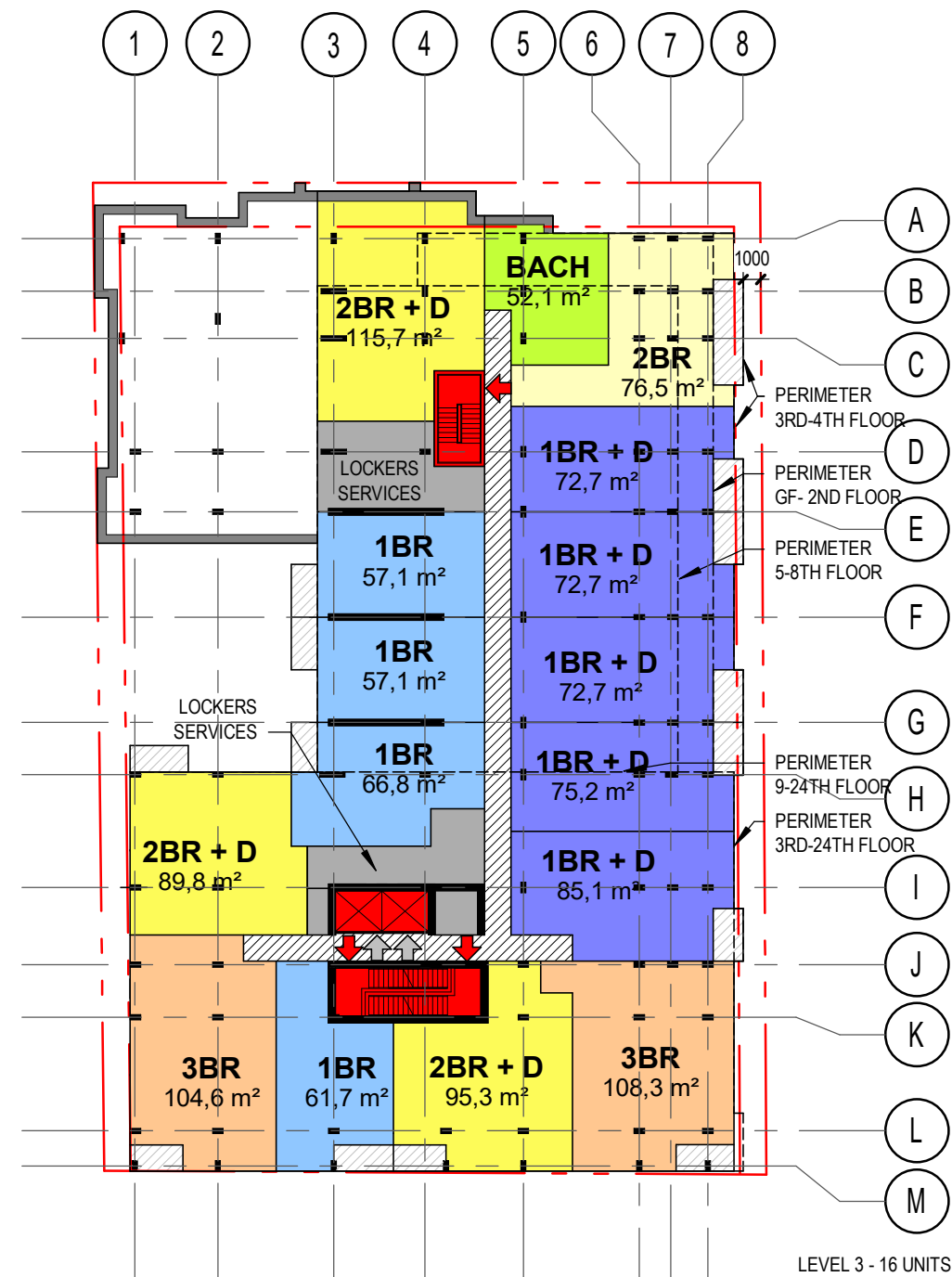
SCALE 1:400



# 3RD FLOOR



DATA - 3RD FLOOR	
Name	Surface
BALCONY	73,2 m <sup>2</sup>
	73,2 m <sup>2</sup>
HALL	81,9 m <sup>2</sup>
SERVICES	84,3 m <sup>2</sup>
VERTICAL CIRCULATION	61,6 m <sup>2</sup>
	227,8 m <sup>2</sup>
1BR	242,8 m <sup>2</sup>
1BR + D	378,4 m <sup>2</sup>
2BR	76,5 m <sup>2</sup>
2BR + D	300,8 m <sup>2</sup>
3BR	213,0 m <sup>2</sup>
BACH	52,1 m <sup>2</sup>
	1 263,5 m <sup>2</sup>
Total	1 564,6 m <sup>2</sup>

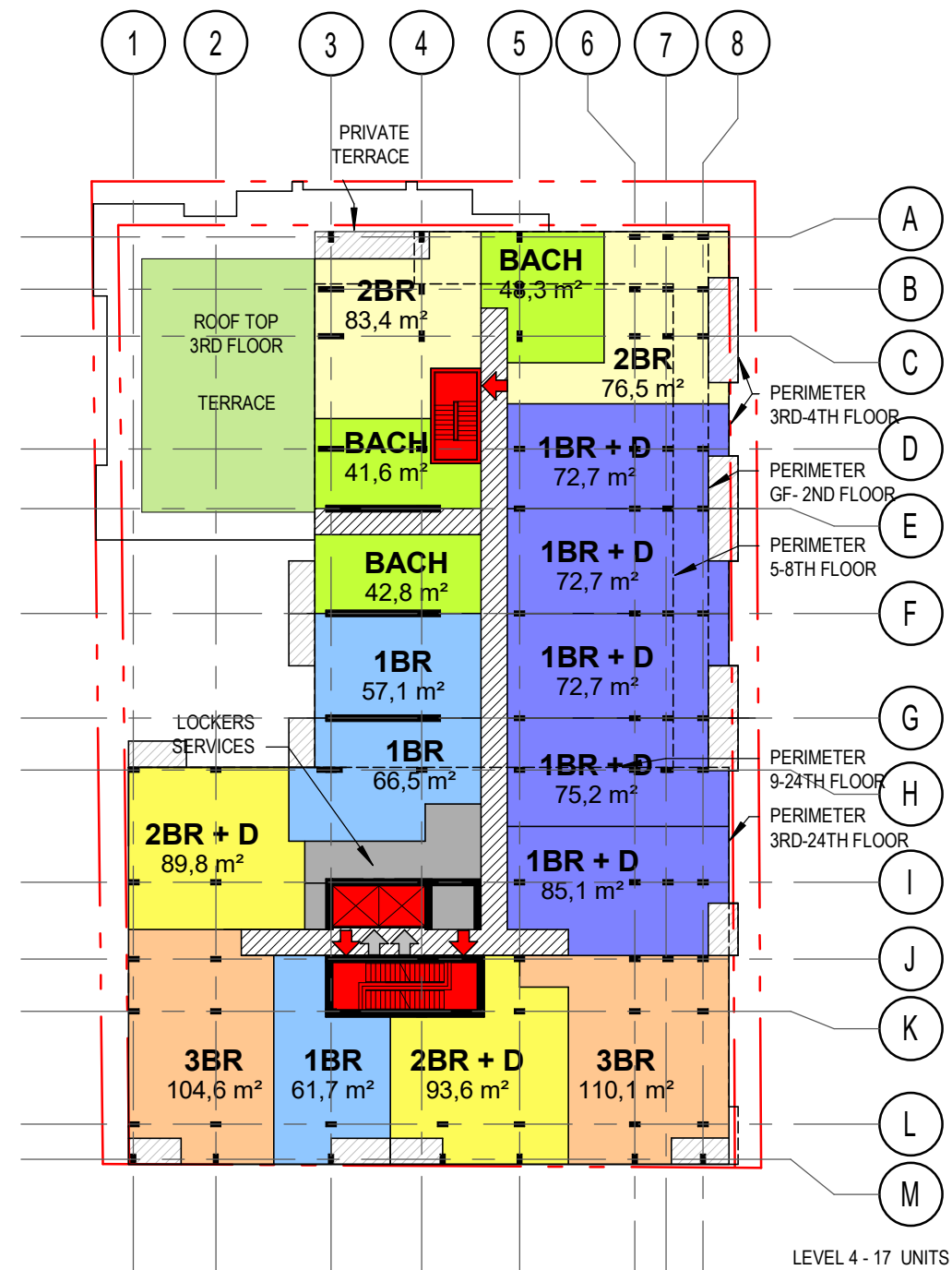


SCALE 1:400

# 4TH FLOOR



DATA - 4TH FLOOR	
Name	Surface
BALCONY	83,4 m <sup>2</sup>
	83,4 m <sup>2</sup>
HALL	96,2 m <sup>2</sup>
SERVICES	43,1 m <sup>2</sup>
VERTICAL CIRCULATION	61,6 m <sup>2</sup>
	201,0 m <sup>2</sup>
1BR	185,4 m <sup>2</sup>
1BR + D	378,4 m <sup>2</sup>
2BR	159,9 m <sup>2</sup>
2BR + D	183,4 m <sup>2</sup>
3BR	214,8 m <sup>2</sup>
BACH	132,7 m <sup>2</sup>
	1 254,4 m <sup>2</sup>
Total	1 538,8 m <sup>2</sup>

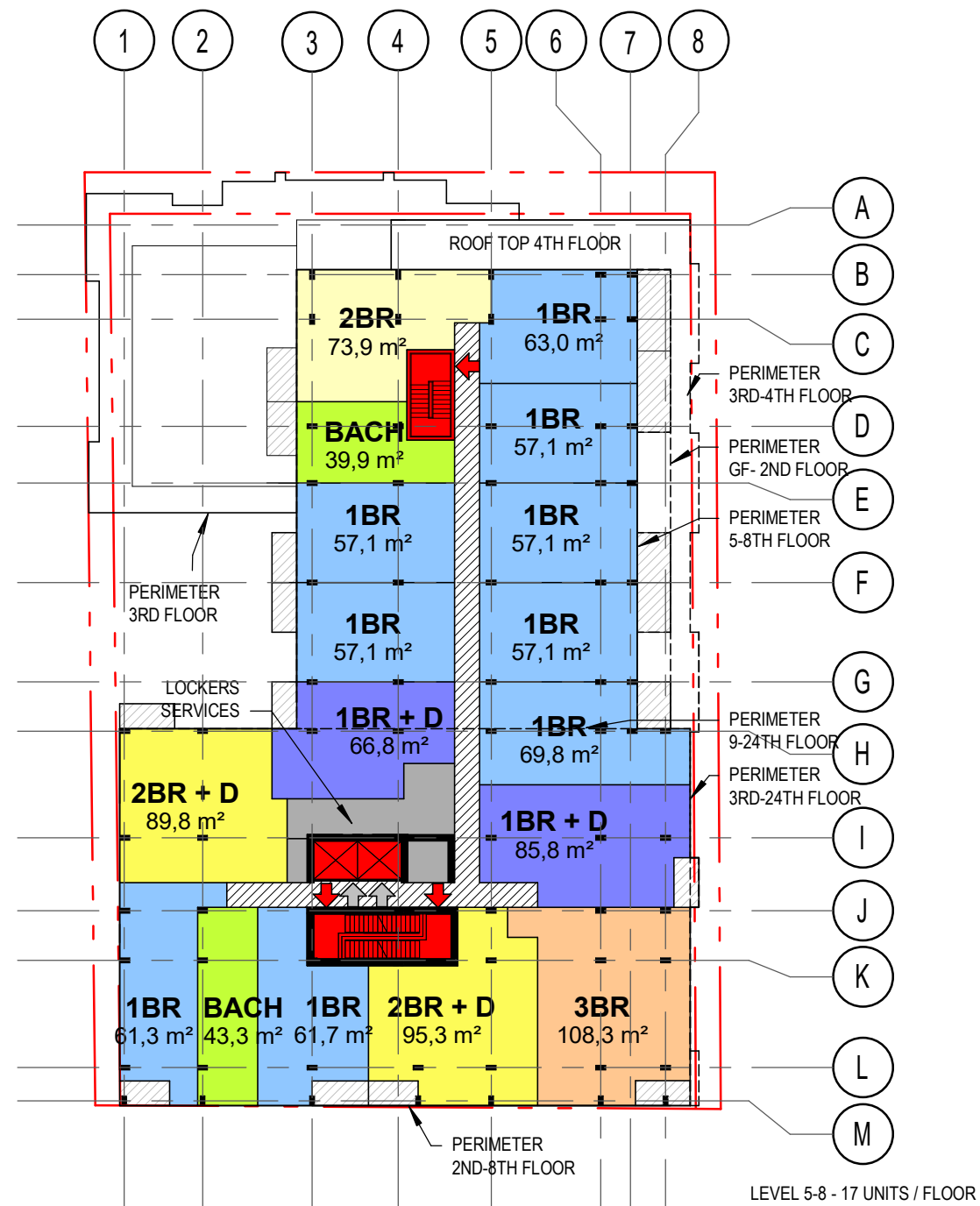


SCALE 1:400

# 5TH-8TH FLOOR



DATA - 5TH-8TH FLOOR	
Name	Surface
BALCONY	90,6 m <sup>2</sup>
	90,6 m <sup>2</sup>
HALL	79,2 m <sup>2</sup>
SERVICES	42,8 m <sup>2</sup>
VERTICAL CIRCULATION	61,6 m <sup>2</sup>
	183,7 m <sup>2</sup>
1BR	541,3 m <sup>2</sup>
1BR + D	152,6 m <sup>2</sup>
2BR	73,9 m <sup>2</sup>
2BR + D	185,1 m <sup>2</sup>
3BR	108,3 m <sup>2</sup>
BACH	83,3 m <sup>2</sup>
Total	1 144,4 m <sup>2</sup>
	1 418,7 m <sup>2</sup>

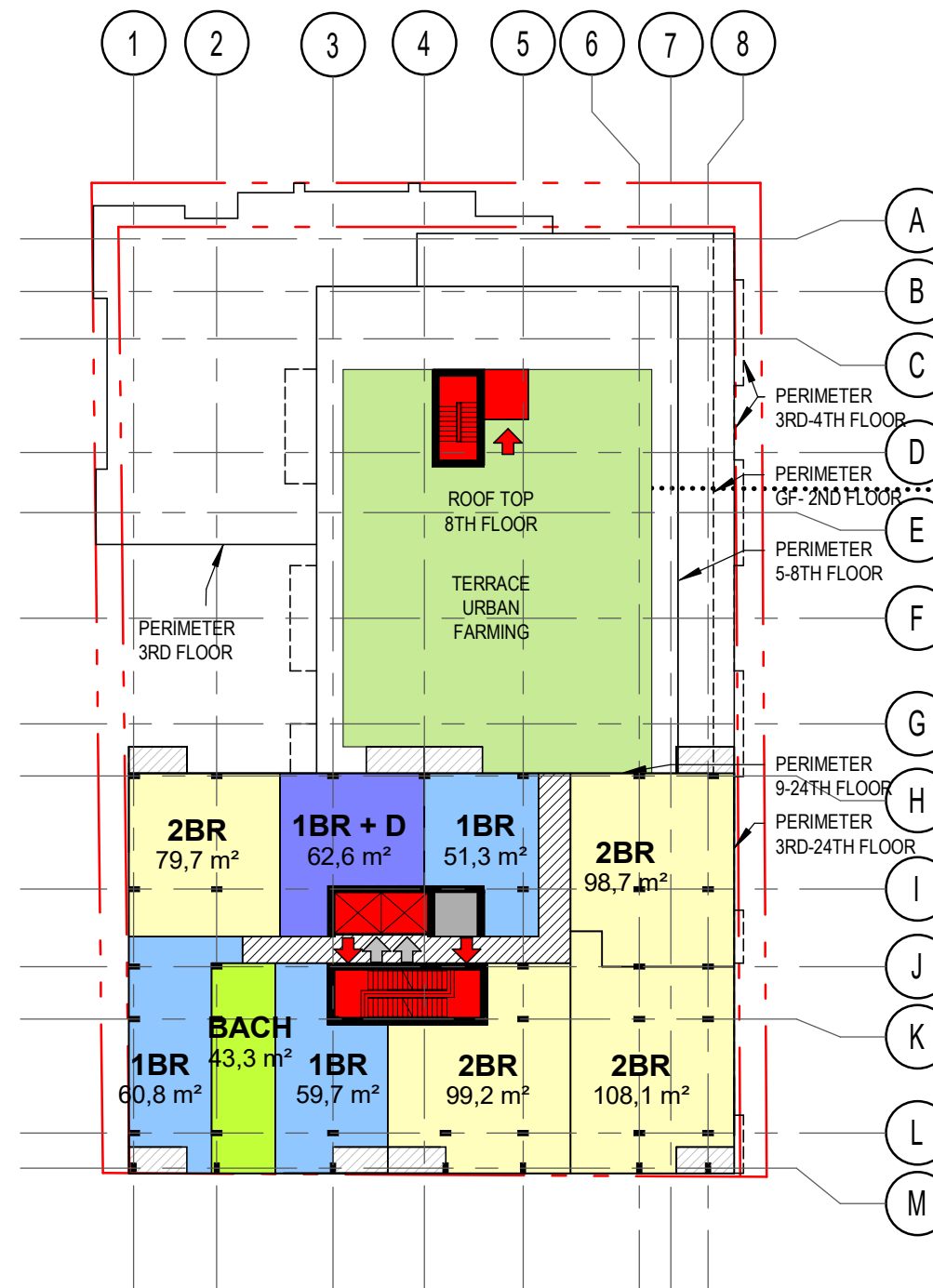


SCALE 1:400

# 9TH FLOOR



DATA - 9TH FLOOR	
Name	Surface
BALCONY	39,3 m <sup>2</sup>
	39,3 m <sup>2</sup>
HALL	45,2 m <sup>2</sup>
SERVICES	8,0 m <sup>2</sup>
VERTICAL CIRCULATION	68,8 m <sup>2</sup>
	121,9 m <sup>2</sup>
1BR	171,8 m <sup>2</sup>
1BR + D	62,6 m <sup>2</sup>
2BR	385,7 m <sup>2</sup>
BACH	43,3 m <sup>2</sup>
	663,5 m <sup>2</sup>
Total	824,7 m <sup>2</sup>



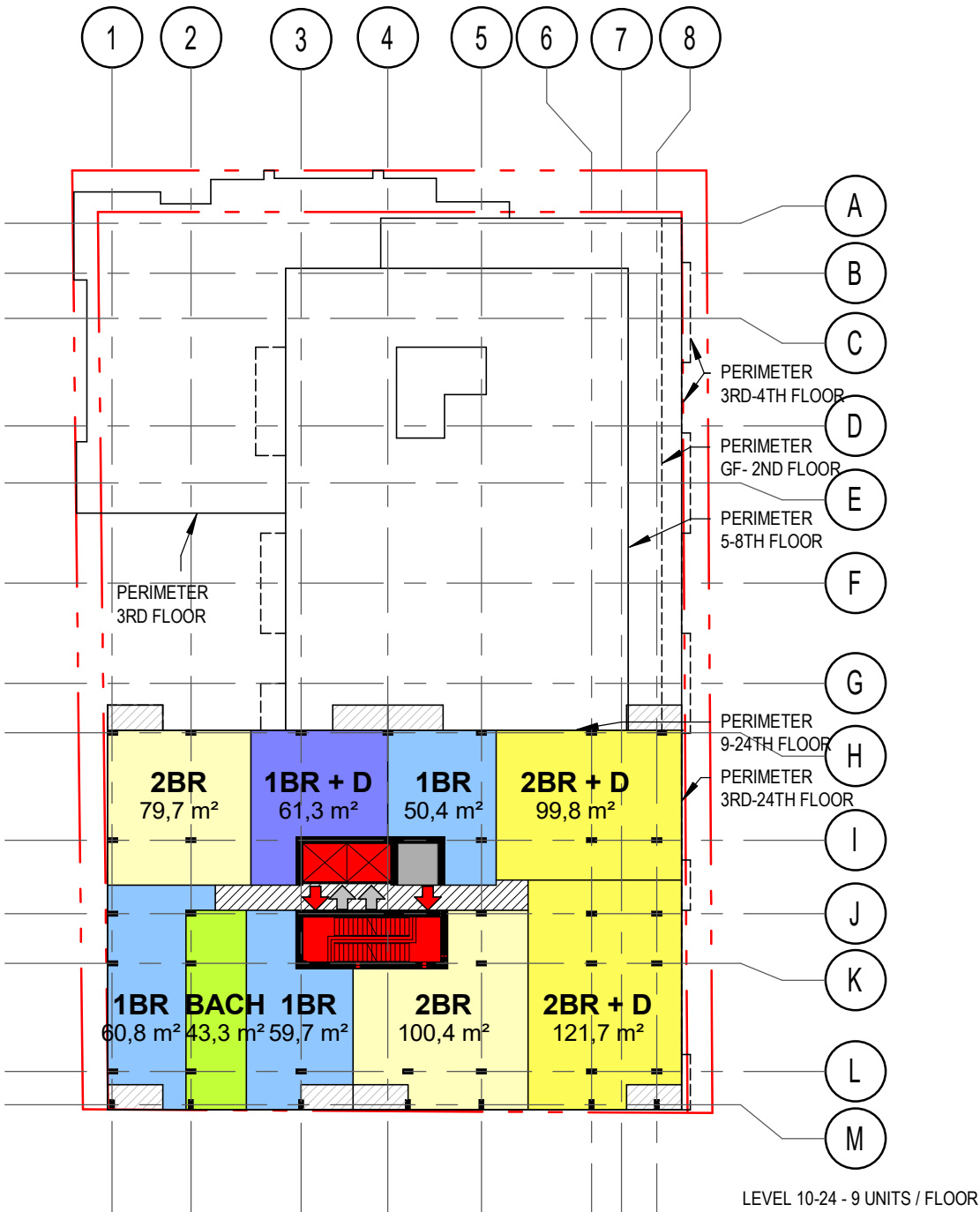
URBAN FARMING

SCALE 1:400

# 10TH-24TH FLOOR

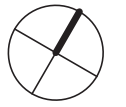


DATA - 10TH FLOOR	
Name	Surface
BALCONY	39,4 m <sup>2</sup>
	39,4 m <sup>2</sup>
HALL	29,2 m <sup>2</sup>
SERVICES	8,7 m <sup>2</sup>
VERTICAL CIRCULATION	47,3 m <sup>2</sup>
	85,2 m <sup>2</sup>
1BR	171,0 m <sup>2</sup>
1BR + D	61,3 m <sup>2</sup>
2BR	180,1 m <sup>2</sup>
2BR + D	221,6 m <sup>2</sup>
BACH	43,3 m <sup>2</sup>
	677,2 m <sup>2</sup>
Total	801,8 m <sup>2</sup>



SCALE 1:400

# ROOF PLAN



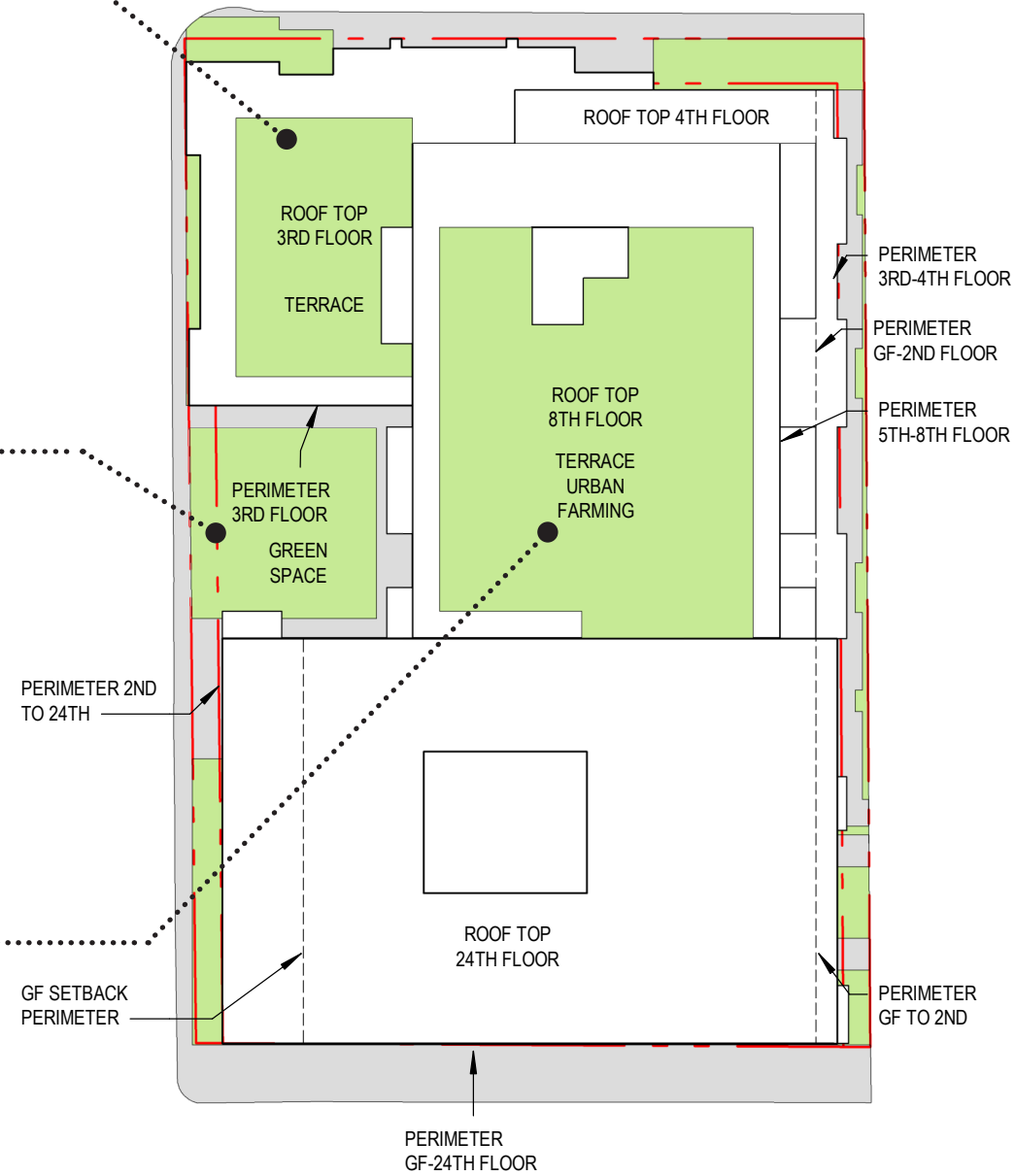
**TERRACE**



**COURTYARD**

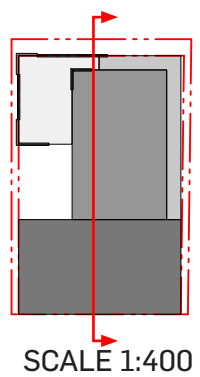
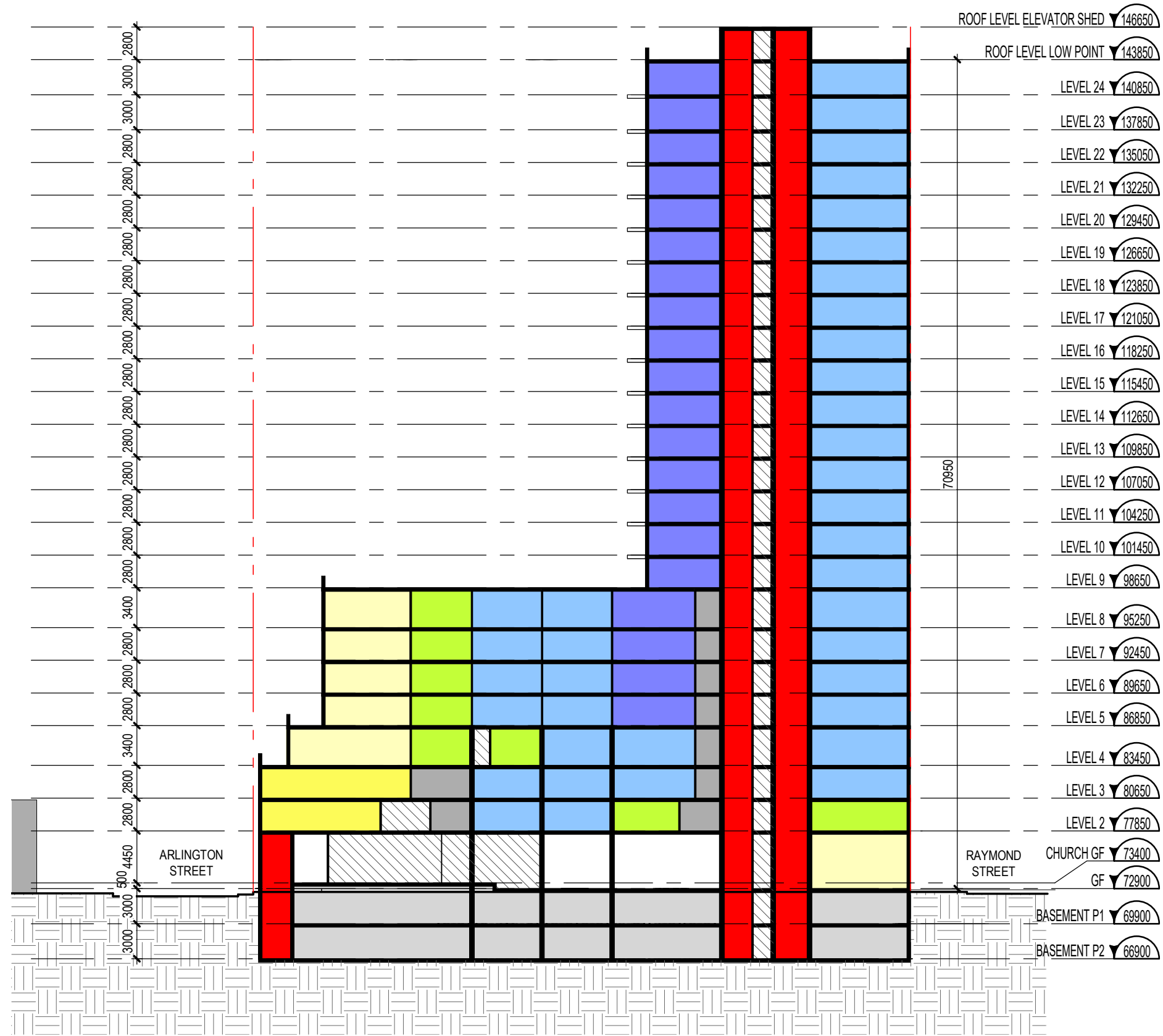


**URBAN FARMING**

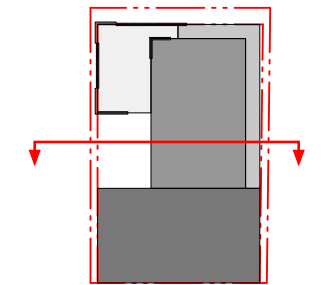
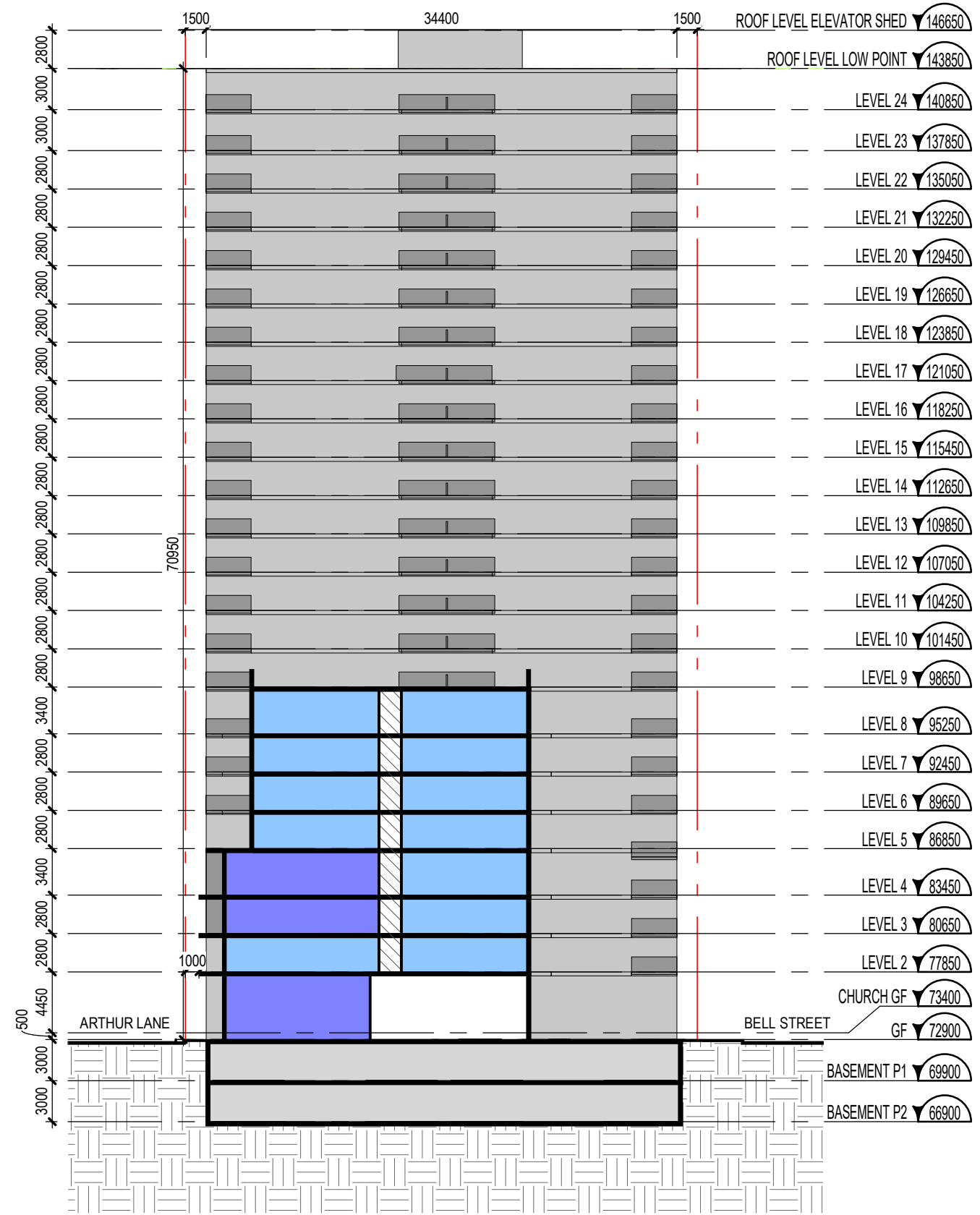


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# LONGITUDINAL SECTION A



# CROSS SECTION B



SCALE 1:400



**2**

**STATISTICS**

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PROJECT # 12 805 - ARLINGTON & BELL AVENUE - 2022-08-17

BUILDING		UNITS TYPES							ESTIMATED GFA				ESTIMATED OTTAWA GFA			
FLOORS	MULTIPLE	BACH	1 CH	1 CH DEN	2 CH	2 CH DEN	3 CH	TOTAL	S / TYPICAL FLOOR		TOTAL FLOORS		S / TYPICAL FLOOR		TOTAL FLOORS	
									M <sup>2</sup>	PI <sup>2</sup>	M <sup>2</sup>	PI <sup>2</sup>	M <sup>2</sup>	PI <sup>2</sup>	M <sup>2</sup>	PI <sup>2</sup>
FLOORS 10 <sup>TH</sup> - 24 <sup>TH</sup>	15	15	45	15	30	30	0	135	762,4	8 206	11 436,0	123 097	629,8	6 779	9 446,9	101 687
FLOOR 9 <sup>TH</sup>	1	1	3	1	4	0	0	9	785,4	8 454	785,4	8 454	617,1	6 642	617,1	6 642
FLOORS 5 <sup>TH</sup> - 8 <sup>TH</sup>	4	8	36	8	4	8	4	68	1 328,1	14 296	5 312,4	57 183	1 064,3	11 456	4 257,2	45 824
FLOOR 4 <sup>TH</sup>	1	3	3	5	2	2	2	17	1 455,4	15 666	1 455,4	15 666	1 166,6	12 557	1 166,6	12 557
FLOOR 3 <sup>RD</sup>	1	1	4	5	1	3	2	16	1 491,4	16 053	1 491,4	16 053	1 175,1	12 648	1 175,1	12 648
FLOOR 2 <sup>ND</sup>	1	3	10	0	2	5	0	20	1 697,1	18 268	1 697,1	18 268	1 348,3	14 513	1 348,3	14 513
GROUND FLOOR	1	1	3	4	1	0	0	9	1 607,7	17 305	1 607,7	17 305	532,1	5 728	532,1	5 728
<b>TOTAL</b>	<b>24</b>	<b>32</b>	<b>104</b>	<b>38</b>	<b>44</b>	<b>48</b>	<b>8</b>	<b>274</b>			<b>23 785,4</b>	<b>256 026</b>			<b>18 543,3</b>	<b>199 600</b>
<b>UNIT MIX</b>		<b>12%</b>		<b>52%</b>		<b>34%</b>	<b>3%</b>	<b>100%</b>								

INDOOR PARKING	ESTIMATED AREA		NUMBER OF STALS
	M <sup>2</sup>	PI <sup>2</sup>	
FLOOR P1	1 956,3	21 058	44
FLOOR P2	1 920,3	20 670	47
<b>TOTAL</b>	<b>3 876,6</b>	<b>41 728</b>	<b>91</b>

## CITY OF OTTAWA - GROSS FLOOR AREA

Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding;

- a. floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326)
- b. common hallways, corridors; stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
- c. bicycle parking; motor vehicle parking or loading facilities;
- d. common laundry, storage and washroom facilities that serve the building or tenants;
- e. common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
- f. common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
- g. living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

CITY OF OTTAWA - PRELIMINARY GROSS FLOOR AREA		
	m <sup>2</sup>	p.c
ESTIMATED PLOT AREA	2 187,0	23 541
TOTAL BUILDING AREA	18 543,3	199 600
ESTIMATED RATIO	8,5	

## CITY OF OTTAWA - LANDSCAPED AREA

Landscaped area means that part of a lot located outdoors that is used for the placement of any or a combination of the following elements: (By-law 2014-94) (By-law 2020-289)

- a. soft landscaping consisting principally of organic materials and vegetative in-ground plantings such as trees, shrubs, hedges, ornamental flowers and grasses, and may also include some accessory ground cover, such as riverwash stone, mulch or similar pervious material located in and around plantings, and in the case of any residential or non-residential lots developed with uses other than outdoor recreational uses, excludes non-organic surfaces including artificial grass; and "softly-landscaped area" has the corresponding meaning; (By-law 2020-289)
- b. hard landscaping consisting of non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding driveways, and any area used for parking, and including such features as a walkway, patio, deck or in-ground pool; and (By-law 2020-289)
- c. architectural elements consisting of decorative fencing, walls, sculptures, gazebos, trellises, planters, benches and other similar features. (espace paysagé) (By-law 2020-289)

CITY OF OTTAWA - PRELIMINARY LANDSCAPED AREA		
	m <sup>2</sup>	p.c
ESTIMATED PLOT AREA	2 187,0	23 541
ESTIMATED LANDSCAPED AREA	530,9	5 715
ESTIMATED RATIO	24%	

## CITY OF OTTAWA - LOT COVERAGE

Lot coverage means that part of a lot covered by building but does not include:

- a. an eaves or eaves trough or any other feature that is located at or above the ceiling of the first storey; or
- b. any projection permitted under Section 65. (surface construite)

CITY OF OTTAWA - PRELIMINARY LOT COVERAGE		
	m <sup>2</sup>	p.c
ESTIMATED PLOT AREA	2 187,0	23 541
ESTIMATED BUILDING AREA	1 775,1	19 107
ESTIMATED RATIO	81%	

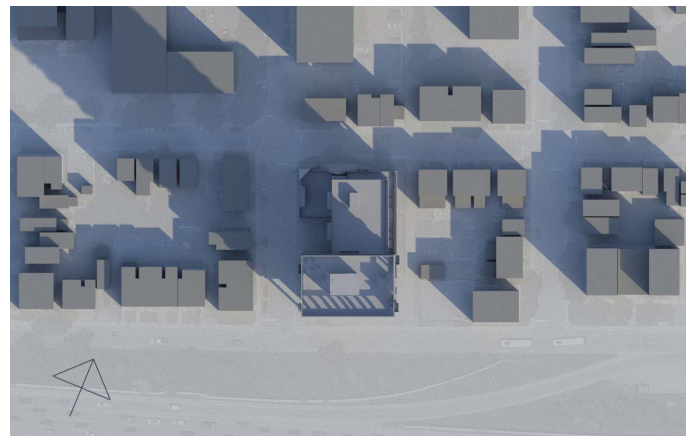
**3**

**SUN STUDIES**

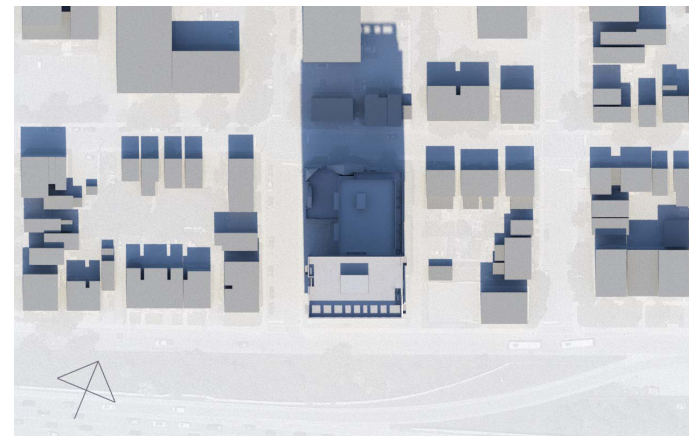
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# SUN STUDIES

## MARCH 21ST AND SEPTEMBER 21ST(EQUINOXES)



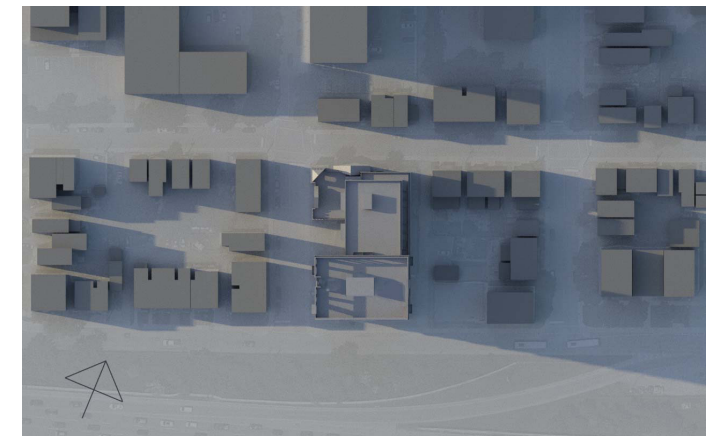
9:00



12:00



15:00

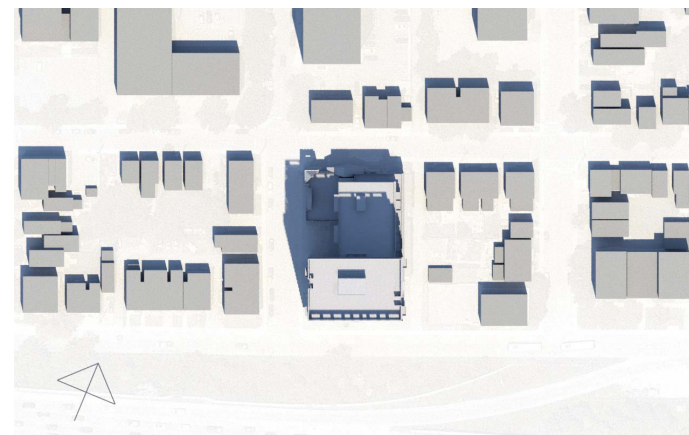


18:00

## JUNE 21ST(SUMMER SOLSTICE)



9:00



12:00



15:00

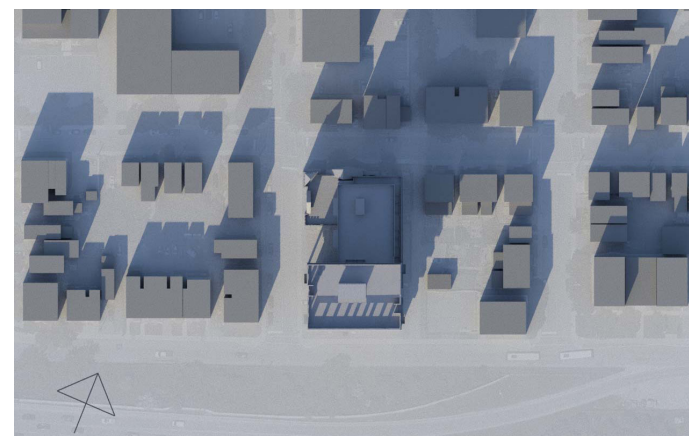


18:00

## DECEMBER 21ST (WINTER SOLSTICE)



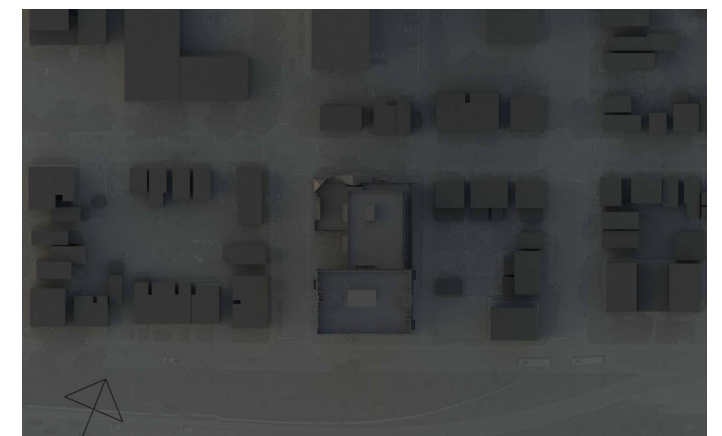
9:00



12:00



15:00



18:00

# NEUF

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