



DRAWING NOTES	
1	PROPERTY LINE
2	EXISTING BUILDING
3	HARD SURFACE PAVING. SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
4	DEPRESSED CURB AND SIDEWALK TO CITY OF OTTAWA STANDARD DETAIL
5	GROUND COVER IN CONCRETE PLANTERS
6	RESERVED
7	BICYCLE PARKING SPACES
8	SIAMENSE CONNECTION @ GROUND FLOOR
9	RESERVED
10	EXISTING FIRE HYDRANT
11	OUTLINE OF UNDERGROUND PARKING LEVELS
12	EXISTING TREE TO BE REMOVED
13	RESERVED
14	RELOCATE EXISTING UTILITY POLE AND GUIDE CABLES
15	RESERVED
16	RESERVED
17	EXTENT OF GROUND FLOOR
18	ENTRY DRIVEWAY TO U/G PARKING GARAGE
19	EXISTING UTILITY POLE
20	EXISTING 2 STOREY BUILDING TO BE REMOVED
21	SPLASH PAD
22	SOD AREA

SITE PLAN SYMBOLS	
	HATCH PATTERN INDICATES AREAS OF DEEP SOIL CONDITIONS
	CONCRETE UNIT PAVERS SURFACE
	PROPOSED CONCRETE SURFACE
	EXISTING CONCRETE CITY SIDEWALK
	SOFT LANDSCAPING
	BIKE RACK
	TWO WAY VEHICLE CIRCULATION
	MAIN COMMERCIAL ENTRANCE
	BIKE ROOM/RESIDENTIAL ENTRANCE
	FIRE EXIT
	PROPERTY LINE
	ZONING SETBACKS

PROJECT INFORMATION	
EXISTING ZONING	LC6
PROPOSED ZONING	TD3
SITE AREA (AFTER ROAD WIDENING)	4,351 sq. m. (46,854) sq. ft.
OPEN AREA	41.5% 1,860 sq. m. / (20,201) sq. ft.
BUILDING HEIGHT - VARIES	77.90 M
PROJECT STATISTICS	
BUILDING HEIGHT	24 STOREY - 77.90 M
GFA - AREAS (24 STOREY BLDG.)	
PARKING LEVELS (2 LEVELS U/G)	N/A
GROUND FLOOR	488 sq. m. (5,253) sq. ft.
L2-4 TYP. FLOORS	3 x 1,508 sq. m. 4,524 sq. m. (48,696) sq. ft.
L5-L24 TYP. FLOORS	20 x 663 sq. m. 13,260 sq. m. (142,731) sq. ft.
TOTAL AREA	18,272 sq. m. (196,680) sq. ft.
UNIT STATISTICS	
STUDIO UNIT	123 38%
1 BEDROOM UNIT	106 33%
1 BEDROOM + STUDY UNIT	27 8%
2 BEDROOM UNIT	46 14%
2 BEDROOM + STUDY UNIT	18 6%
3 BEDROOM	3 1%
TOTAL	323
COMMERCIAL RETAIL AREA	
COMMERCIAL RETAIL AREA	488 sq. m. 5,252 sq. ft.
CAR PARKING	
REQUIRED by ZONING BY-LAW	
RESIDENCE	- 0.5 PER UNIT (323 UNITS) 162 (AFTER 12 UNITS -10% FOR U/G)
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS -MAX 30) 30
COMMERCIAL RETAIL (10% OF G.F.A. & 10% OF STOREY)	- 0 UNDER 500 sq.m. PER UNIT 0
TOTAL	192
PROVIDED	
2 LEVEL UNDER GROUND PARKING SURFACE (CAR SHARE)	180 6
TOTAL	186
BICYCLE PARKING	
REQUIRED	
RESIDENCE	- 0.5 PER UNIT (323 UNITS) 162
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A. 1
TOTAL	163
PROVIDED	
SURFACE	6
INDOOR ON P1 & P2 PARKING LEVELS	192
TOTAL	198
AMENITY AREA	
REQUIRED	
REQUIRED - 6.0M² PER UNIT (323) =	1,938 sq. m.
REQUIRED COMMUNAL @ 50% =	969 sq. m.
PROVIDED	
EXTERIOR COMMUNAL AT GRADE	760 sq. m.
GROUND FLOOR LOBBY	54.35 sq. m.
GROUND FLOOR COMMUNAL AMENITY	446.5 sq. m.
PRIVATE AMENITY (LEVELS 2 & 5)	623 sq. m.
PRIVATE BALCONIES (LEVELS 2-4)	267 sq. m.
TOTAL AMENITY	2,150.85 sq. m.
TOTAL COMMUNAL AMENITY	1,260.85 sq. m.
TOTAL PRIVATE AMENITY	890 sq. m.

PROPERTY OWNER	
LEGAL DESCRIPTION	
SURVEYOR	
URBAN PLANNER	
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LANDSCAPE ARCHITECT	
CIVIL ENGINEER	