

541-545 RIDEAU STREET OTTAWA, ONTARIO REDEVELOPMENT PROJECT

GENERAL NOTES:
All work must meet or exceed the Ontario Building Code's latest edition and all other applicable codes and standards. Where conflict occurs, the higher standard governs.

Do not scale drawings. Used figured dimensions only.
The contractor is responsible for taking and checking dimensions on site. Report discrepancies to the architect.

PROJECT STATISTICS:
LEGAL DESCRIPTION
PIN 042360058
Plan 43586 Part of Lots 36 & 37; Registered Plan 5R-5528
Part 1 Registered Plan 5R-5754; Part 4

EXISTING ZONING
TM6 F(3.5) H(19)
PROPERTY AREA & SETBACKS
Lot Area = 1,345.3 sq m
Front Yard Setback (from Rideau) = 2.5 m
Corner Side Yard Setback (from Cobourg) = 0.0 m
4th to 9th Floor Setback (from Rideau) = 4.0 m
4th to 9th Floor Setback (from Cobourg) = 1.5 m
Interior Yard Setback = 0.0 m
Rear Yard Setback = 5.0 m

BUILDING STATISTICS
Gross Floor Area (9-Storey Building) = 6,017 sq m
Gross Floor Area (Semi-Detached Dwelling) = 188 sq m
Gross Floor Area (Total) = 6,205 sq m
Exterior Amenity Area = 93 sq m
Interior Amenity Area = 240 sq m
Unit Count (9-Storey Building) = 114 units
Unit Count (Semi-Detached Dwelling) = 2 units
Unit Count (Total) = 116 units
Vehicular Parking = 53 spaces
Bicycle Parking = 56 spaces

VEHICULAR PARKING

	LENGTH	WIDTH	COUNT	PERCENT
GROUND FLOOR				
PARALLEL	2600	6700	1	2%
TYPICAL PARKING	5200	2600	6	11%
			7	
P1 LEVEL				
ACCESSIBLE PARKING (B)	5200	2400	1	2%
PARALLEL	2600	6700	1	2%
TYPICAL PARKING	5200	2600	20	38%
			22	
P2 LEVEL				
PARALLEL	2600	6700	1	2%
TYPICAL PARKING	5200	2600	23	43%
			24	
TOTAL VEHICULAR PARKING			53	

BICYCLE PARKING

	COUNT
GROUND FLOOR	
BICYCLE PARKING, TYPICAL - 1800 X 600	25
BICYCLE PARKING, VERTICAL - 500 X 1500	23
	48
P1 LEVEL	
BICYCLE PARKING, TYPICAL - 1800 X 600	2
	2
P2 LEVEL	
BICYCLE PARKING, TYPICAL - 1800 X 600	6
	6
TOTAL BICYCLE PARKING	56

AMENITY AREA SUMMARY

	AREA (SQ.M.)	AREA (SQ.FT.)
GROUND FLOOR		
EXERCISE ROOM	48	520
COMMON ROOM	64	690
	112	1,210
FOURTH FLOOR		
AMENITY SPACE 1	44	470
AMENITY SPACE 2	23	245
	66	715
PENTHOUSE		
AMENITY SPACE	61	655
OUTDOOR SPACE	93	1,005
	154	1,660
TOTAL	333	3,585

UNIT COUNT

	STUDIO	1-BEDROOM	1-BEDROOM + DEN	2-BEDROOM
SECOND	5	2	7	1
THIRD	5	2	7	1
FOURTH	3	6	4	1
FIFTH	3	6	4	1
SIXTH	3	6	4	1
SEVENTH	3	6	4	1
EIGHTH	3	6	4	1
NINTH	3	6	4	1
TOTAL	28	40	38	8

- NOTES:**
- EXISTING BRICK HOUSE TO BE DISMANTLED FOR RELOCATION
 - EXISTING VINYL SIDED SHED TO BE DEMOLISHED
 - EXISTING WOOD PORCH AND STAIRS TO BE DEMOLISHED
 - EXISTING METAL FIRE ESCAPE TO BE DEMOLISHED
 - EXISTING WOOD DECK TO BE DEMOLISHED
 - EXISTING INTERLOCK PAVING TO BE DEMOLISHED
 - EXISTING ART & BASE TO BE RELOCATED (LOCATION T.B.C.)
 - EXISTING PRECAST WALL TO BE DEMOLISHED
 - EXISTING FIRE HYDRANT TO BE RELOCATED (LOCATION T.B.C.)
 - EXISTING IN-GROUND POWER SUPPLY VAULT (T.B.C.)
 - EXISTING LIGHT STANDARD TO BE RELOCATED (LOCATION T.B.C.)

- LEGEND:**
- EXISTING TREE TO REMAIN (REFER TO LANDSCAPE PLAN)
 - EXISTING TREE TO BE REMOVED (REFER TO LANDSCAPE PLAN)
 - NEW TREE (REFER TO LANDSCAPE PLAN)
 - EXISTING TURF TO REMAIN (REFER TO LANDSCAPE PLAN)
 - EXISTING CONCRETE PAVERS/SIDEWALK TO REMAIN (REFER TO LANDSCAPE PLAN)
 - EXISTING CONCRETE PAVERS TO BE REMOVED (REFER TO LANDSCAPE PLAN)
 - NEW CONCRETE PAVERS/SIDEWALK (REFER TO LANDSCAPE PLAN)
 - NEW PEASTONE (REFER TO LANDSCAPE PLAN)
 - NEW SOFT LANDSCAPING (REFER TO LANDSCAPE PLAN)
 - EXISTING CATCH BASIN
 - EXISTING WATERMAIN
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING FENCE TO REMAIN
 - PROPERTY LINE
 - PROPOSED FLOOR FINISH ELEVATION

SITE PLAN BASED ON:
TOPOGRAPHIC PLAN OF
PART OF LOTS 36, 37 AND 38
(North Rideau Street)
REGISTERED PLAN 43586
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebakk Ltd.
Field Work Completed on September 6th, 2017.
BOUNDARY INFORMATION COMPILED FROM (AOG) Plan dated August 16, 2012.

APPROVED REFUSED
THIS DAY OF _____, 20____
DOUGLAS JAMES, MCIP, RPP
MANAGER DEVELOPMENT REVIEW CENTRAL,
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

NO	DATE	REVISION
3	2018-07-11	Issued for Site Plan Control/Zoning Review to Reflect Revised Exterior Design
2	2018-07-09	Issued for Team Review
1	2018-05-14	Issued with Revisions in Response to City Comments on Site Plan Control Application
0	2018-04-12	Issued for Client Review

Chamberlain BARRY PADOLSKY ASSOCIATES INC. ARCHITECTS
Barry Padolsky Associates Inc. Architects
Chamberlain Architect Services Limited
Joint Venture Architects

DRAWING TITLE

SITE PLAN

DESIGN	BPA
DRAWN	ML
SCALE	1:100
DATE	2018-04-12

SEAL ONTARIO ASSOCIATION
BARRY PADOLSKY
L. PADOLSKY
LICENCE 1911
DRAWING NO
A0.1

