

SITE STATISTICS

Proposed Use: Residential Building with Retail/Restaurant Use at Grade

Site Area: 1,843 sm (4.55 acre)

Proposed GFA : 11,675 sm*

Residential: 11,180 sm

Non-Residential: 495 sm

FSI: 6.3

Proposed Residential Units: 114
1B - 70, 2B - 44 (Subject to Market)

Indoor/ Outdoor Amenity Required: 114 units x 6sm/unit = 684 sm
Indoor/ Outdoor Amenity Provided: 1950 sm

Total Parking Required: 90 Spaces
 114 Units @0.5 spaces/unit = 57 resident
 Residential Visitor Parking Required(@0.2 spaces/unit): 23
 2 Accessible Spaces
 7 spaces for 240sm of Restaurant
 3 spaces for 255sm of Retail

Total Parking Provided: 147 Spaces
 114 residential,
 23 residential visitor.
 2 accessible spaces
 7 restaurant spaces, 3 retail spaces
 provided within 3.5 levels of underground parking

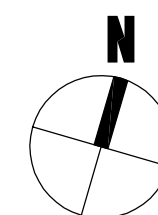
Proposed Height: As Shown*
 * Excludes Parapets & Mech.

Bike Parking Spaces Required: 59
 114 units @0.5 Bike Parking Spaces/unit = 57 spaces
 1 per 250sm Retail/Restaurant = 2 spaces
Bike Spaces Provided: 59

Setbacks:
 North: 0.3 m
 South: 1.8 m
 East: 0.3 m
 West: 0.3 m

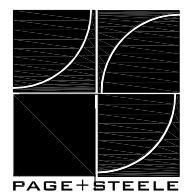
SURVEY INFORMATION:
 BOUNDARY AND TOPOGRAPHIC SURVEY OF
 ALL OF LOT 1,2,3 AND PART OF LOT 4
 NORTH RICHMOND ROAD
 REGISTERED PLAN 145
 CITY OF OTTAWA
 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD.
 APRIL 12, 2013

- NOTES:**
1. FOR LANDSCAPE INFORMATION - REFER TO DRAWINGS PREPARED BY FOTENN DESIGN
 2. FOR GRADING AND SERVICING INFORMATION - REFER TO DRAWINGS PREPARED BY DSEL ENGINEERING
 3. FOR AUTOTURNS - REFER TO DRAWINGS PREPARED BY DELCAN
 4. FOR INTAKE & EXHAUST VENTS - REFER TO GROUND FLOOR PLAN
 5. THE BUILDING WILL BE SPRINKLERED
 6. THE TYPE G LOADING SPACE WILL BE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE.



**1451 WELLINGTON AVE,
 OTTAWA, ONTARIO**
SITE PLAN, CONTEXT PLAN
 ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01-2013

PROJECT NO. 31643
 SCALE 1:250



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