

LINE LEGEND

- EXISTING ELEMENTS TO BE DEMOLISHED
- - - EXISTING BUILDING COMPONENTS ABOVE/BELOW (As Indicated)
- - - NEW BUILDING COMPONENTS ABOVE/BELOW (As Indicated)
- PROPERTY LINE
- SITE SETBACK

SITE PLAN LEGEND

- ▲ EXISTING ENTRANCE
- ▽ NEW ENTRANCE
- NEW CLOCK TOWER
- RELOCATED FLAG POLES
- PROPOSED LIGHT
- EXISTING LIGHT TO REMAIN
- NEW AREA DRAIN
- EXISTING AREA DRAIN
- CATCH BASIN
- AIR SHAFT GRATE
- GLYCOL LOOP
- EXISTING BUILDING
- NEW BUILDING
- EXISTING TREE TO REMAIN

ZONING FSI INFORMATION:

EXISTING FSI: 2.72 (7,285 sqm/21,064.97 m²)

TOTAL EXISTING GROSS FLOOR AREA FOR ZONING PURPOSES: 87,265 m²

PROPOSED NEW ADDITIONAL GROSS FLOOR AREA FOR ZONING PURPOSES: 21,497.52 m²

TOTAL GROSS FLOOR AREA WITH EXISTING + ADDITION: 108,762.52 m²

PERCENTAGE INCREASE OF GROSS FLOOR AREA: 37%

NEW FSI WITH EXISTING + PROPOSED: 3.74 (10,912.52 sqm/21,064.97 m²)

SITE PARKING COUNT:

Overall Parking	Existing	Demolish	New Spaces	Visitor	After New Bldg
A0	28	1 Drop Off	-13	9	1 Drop Off
P1	135	-16	7	30	14
P2	385	-22	4		
P3	327	-16	4		
P4	223	-16	4		
Subtotal	798	-69	25	40	28
Total	1097	1911	1946		40 (incl. in total)

Existing Parking Assigned to Residential: 102 (79 required - 158 Units v. 6.5 = 79)
 New Assigned to Residential: 122 required (244 Units x 6.5)
 Number of Spaces for Car Wash Assigned (12 Spaces)

PRESTON SQUARE ZONING TABLE

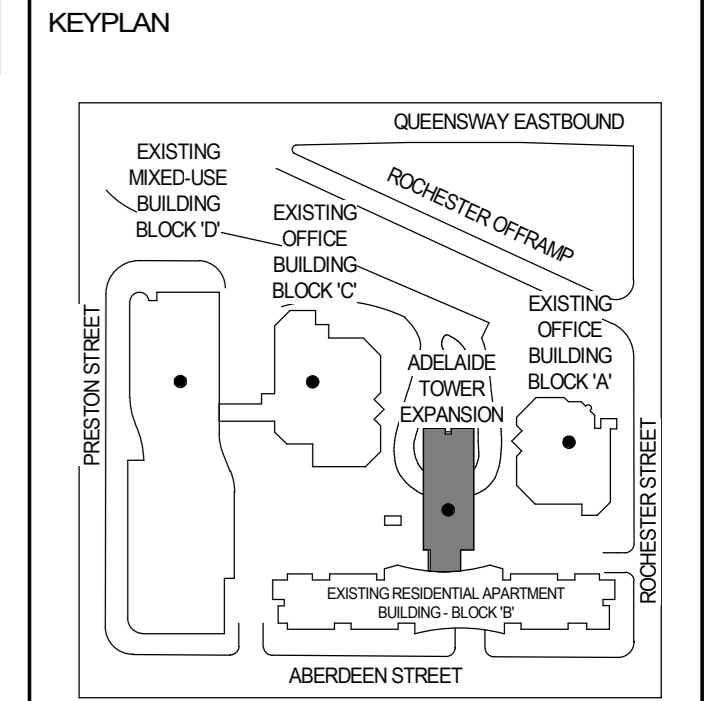
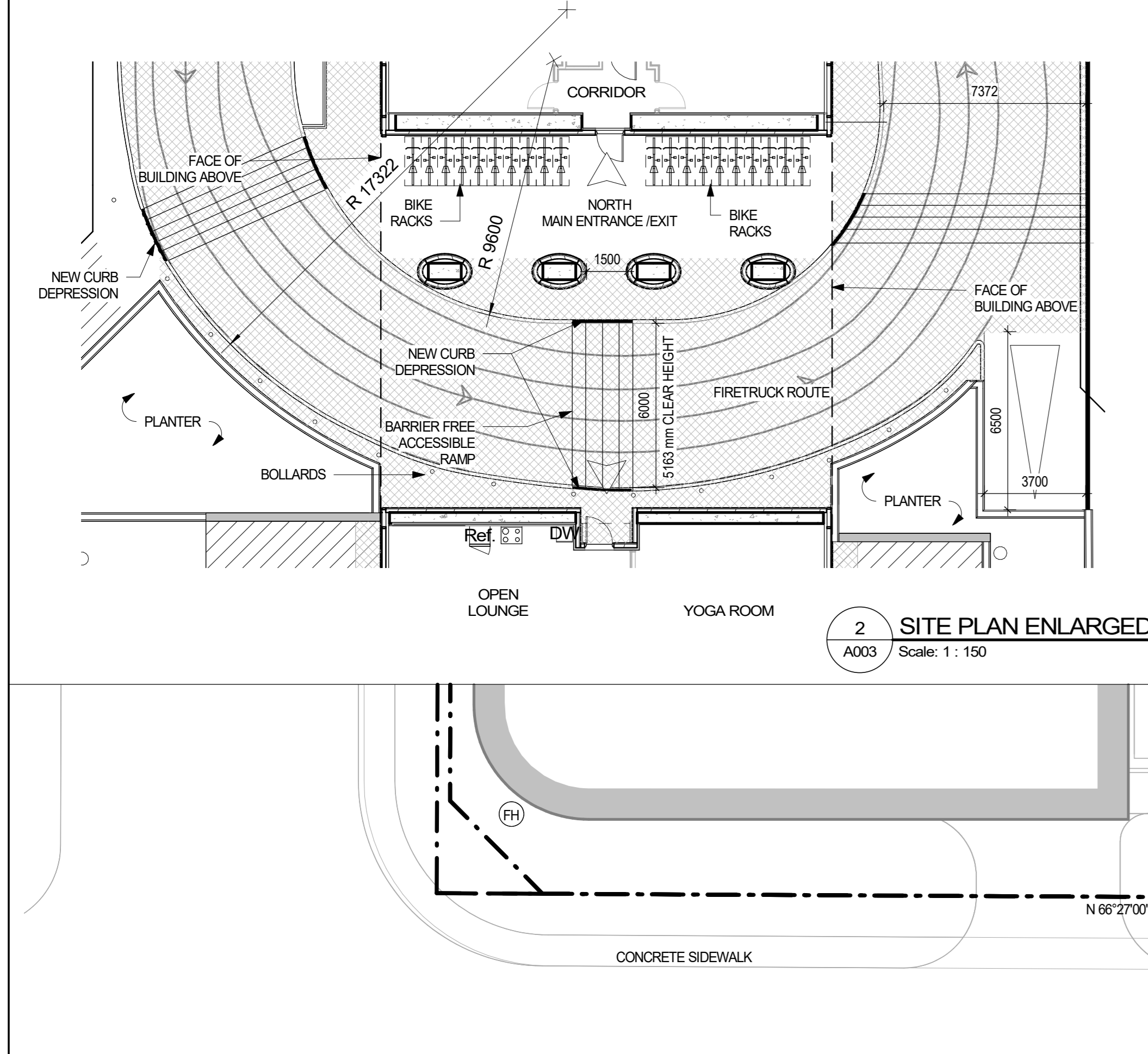
Current Zoning	TM(2)1881 H (24.5), TM(2)1881 H (18.54), MC(1)107 H (50), MC(1)107 H (148) ASL, MC(1)107 H (91) ASL
Site Area (as per Survey)	21,064.94 m²
Existing GFA Types	Area in metres square
Existing Office	40,010.52m² (9,864.04m² in the TM zone + 30,146.48m² in the MC zone)
Existing Personal Services	208m²
Existing Training Centre	412.16m²
Existing Retail	854.7m² (273.6m² + 425.9m² + 155.2m²)
Existing Restaurant	1,538.3m²
Existing Residential	10,179.9m²
New GFA Type	Area in metres square
Proposed Residential	13,838 m²
Lot Coverage (New Footprint Only)	New Building Footprint 519,263m² / Site Area 21,064.94m² = 2.5% coverage
Overall Lot Coverage	Existing and New Building Footprints 8,691,213m² / Site Area 21,064.94m² = 41.26% coverage
Asphalt (Drive Aisles and Parking)	2,813.034m²
Landscaped Area	21,064.94m² - 8,691,213m² - 2,813.034m² = 9,560.693m² (45.39%)
Landscaping Provisions	Required: No minimum on all sides Provided: N/A
Setbacks	Required: No minimum on all sides Provided: N/A
Maximum Height	148 m ASL Provided: 147.125 ASL
Amenity Space Requirements	244 units x 6m² = 1,464 m² Provided: 2,469.46 m²
Communal Amenity Space Req.	1,464 m² / 2 = 732 m² Provided: 2,469.46 m²
Parking Space Dimensions	Required: 2.6 m x 5.2 m Provided: 2.6 m x 5.2 m
Barrier-Free Parking Provisions	Required: 3.66 m x 5.2 m Provided: 3.66 m x 5.2 m (Ext.) 3.66 m x 5.2 m (Int.)
Min. Parking Space Count (per By-Law 2016-249)	Residential + Visitor: 31 spaces Within Area 2: there is no minimum parking requirement for any uses. Residential Visitor: 0.1 dwelling unit excluding the first 12 units up to a maximum of 30 spaces
Maximum Parking (per By-Law 2016-249)	Residential + Visitor: 1,750/dwelling unit Retail Store: 3.6/100m² of GFA Office: 2.2/100m² of GFA
Barrier-Free Parking Requirement	Residential: 0.5/dwelling unit Bicycle Parking: 50% can be vertical 25% of residential spaces must be indoors
Existing	15 spaces total on site
Required	122 (244x.5)
Provided	1040 Spaces (For Break down See Parking Space Count Chart)

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910-333 Preston Street, Ottawa, ON, K1S 5N4

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ISSUES

No.	DESCRIPTION	DATE
1	CLIENT REVIEW	2016-08-19
2	SITE PLAN APPROVAL	2016-09-20
3	SITE PLAN APPROVAL	2017-01-24
4	RE-ISSUED FOR SITE PLAN APPROVAL	2017-05-29
5	ISSUED FOR PLANNING REVIEW	2018-11-30
6	ISSUED FOR REVISED SITE PLAN APPLICATION	2019-01-11
7	ISSUED FOR REVISED GFA	2019-03-11
8	ISSUED FOR SPA RE-SUBMISSION	2019-05-30
9	ISSUED FOR SPA RE-SUBMISSION	2019-08-30



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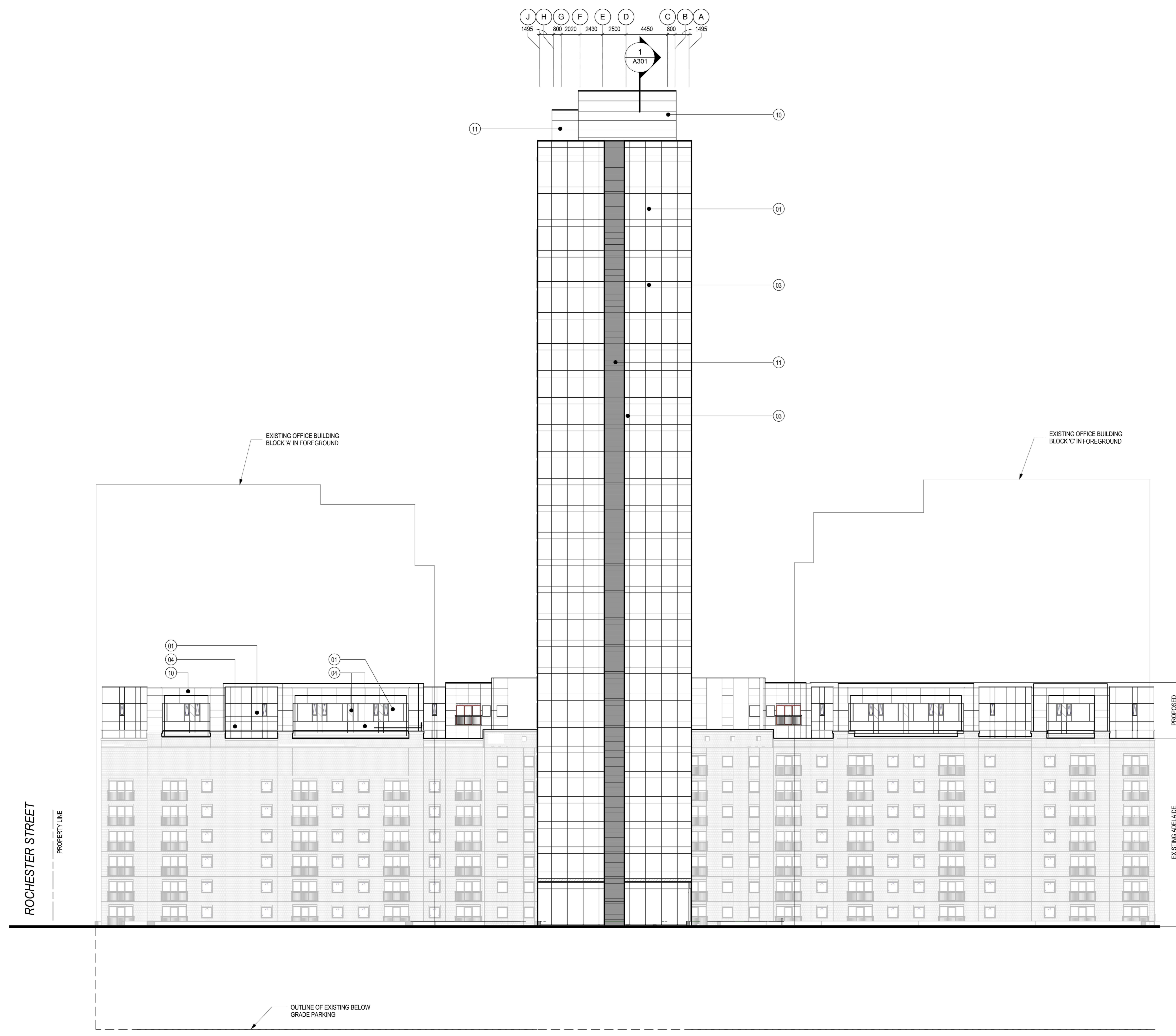
PROJECT
ADELAIDE TOWER EXPANSION
333, 343 & 347 Preston Street
17 Aberdeen Street
Ottawa, Ontario, Canada
K1S 3J3

PROJECT NO: 112516
DRAWN BY: Y. BILBERS
PROJECT MGR: H. SEMPLE
SCALE: As Indicated
DATE: 19/05/20

SHEET TITLE
SITE PLAN
SHEET NUMBER A003
ISSUE 9

2019-08-28 2:56:57 PM

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HEIGHT ABOVE FLOOR	HEIGHT ABOVE FLOOR
3225	T/O PARAPET 154.845 m
3205	TOWER MECH. PENT. ROOF 151.620 m
3185	ELEVATOR MACHINE RM. 149.820 m
3165	TOWER MECH. PENT. FL. (T/O TOWER ROOF) 147.140 m
3145	30th FL. 143.470 m
3125	29th F. 140.155 m
3105	28th FL. 136.840 m
3085	27th FL. 133.525 m
3065	26th FL. 130.210 m
3045	25th FL. 126.895 m
3025	24th FL. 123.580 m
3005	23rd FL. 120.265 m
2985	22nd FL. 117.000 m
2965	21st FL. 114.910 m
2945	20th FL. 112.020 m
2925	19th FL. 109.130 m
2905	18th FL. 106.240 m
2885	17th FL. 103.350 m
2865	16th FL. 100.460 m
2845	15th FL. 97.570 m
2825	14th FL. 94.680 m
2805	12th FL. 91.790 m
2785	11th FL. 88.900 m
2765	10th FL. 86.010 m
2745	09th FL. NEW. 83.315 m
2725	08th FL. EXIST. 80.620 m
2705	07th FL. EXIST. 77.925 m
2685	06th FL. EXIST. 75.230 m
2665	05th FL. EXIST. 72.535 m
2645	04th FL. EXIST. 69.840 m
2625	03rd FL. EXIST. 67.145 m
2605	02nd FL. EXIST. 64.450 m
3200	01st FL. EXIST. 61.250 m
3200	P2 FL. EXIST. 57.990 m
3200	P3 FL. EXIST. 56.070 m
3200	P4 FL. EXIST. 53.480 m

LEGEND

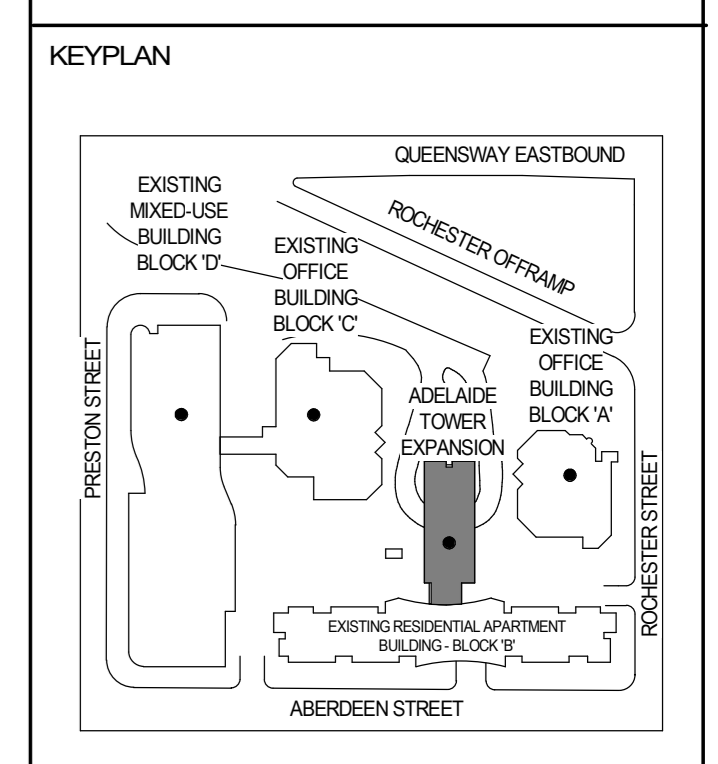
- 1) VISION GLASS CLEAR (TYPE 1)
- 2) VISION GLASS CLEAR (TYPE 2)
- 3) GLASS SPANDREL - SANDBLAST (TYPE 1)
- 4) GLASS SPANDREL - SANDBLAST (TYPE 2)
- 5) GLASS SPANDREL - ACID ETCH
- 6) METAL SPANDREL - 75mm PROUD
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- 11) METAL PANEL (TYPE 2 - DARK GREY)
- 12) RESERVED (NOT USED)
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- 14) LOUVRES
- 15) GLASS GUARD

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IBI Group Architects (Canada) Inc.
 a member of the IBI Group Corporation

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6	ISSUED FOR REVISED SITE PLAN APPLICATION	2019-01-11	
7	ISSUED FOR SPA RE-SUBMISSION	2019-05-30	



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 K1S 3J3

PROJECT NO.
 112516

DRAWN BY: IBI
CHECKED BY: Y. BILBEISI

PROJECT MGR: IBI
APPROVED BY: H. SEMPLE

SCALE: As indicated
DATE: 11/22/18

SHEET TITLE
NORTH ELEVATION

SHEET NUMBER
A401

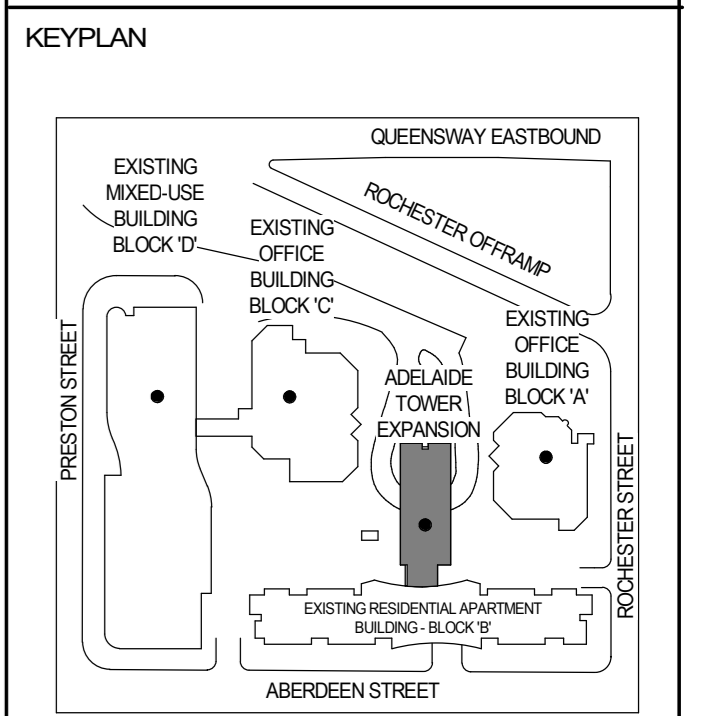
ISSUE
7

LEGEND

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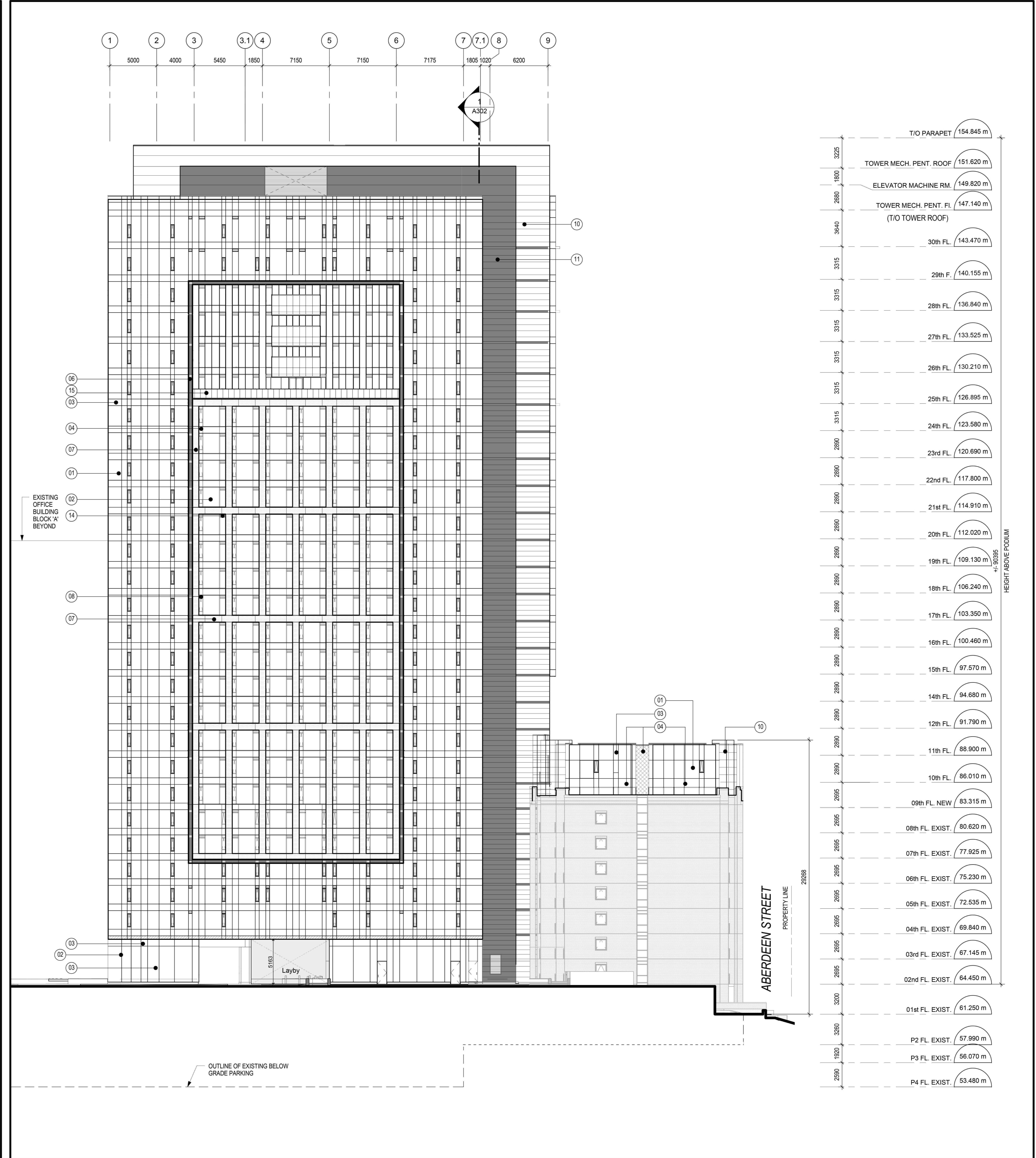
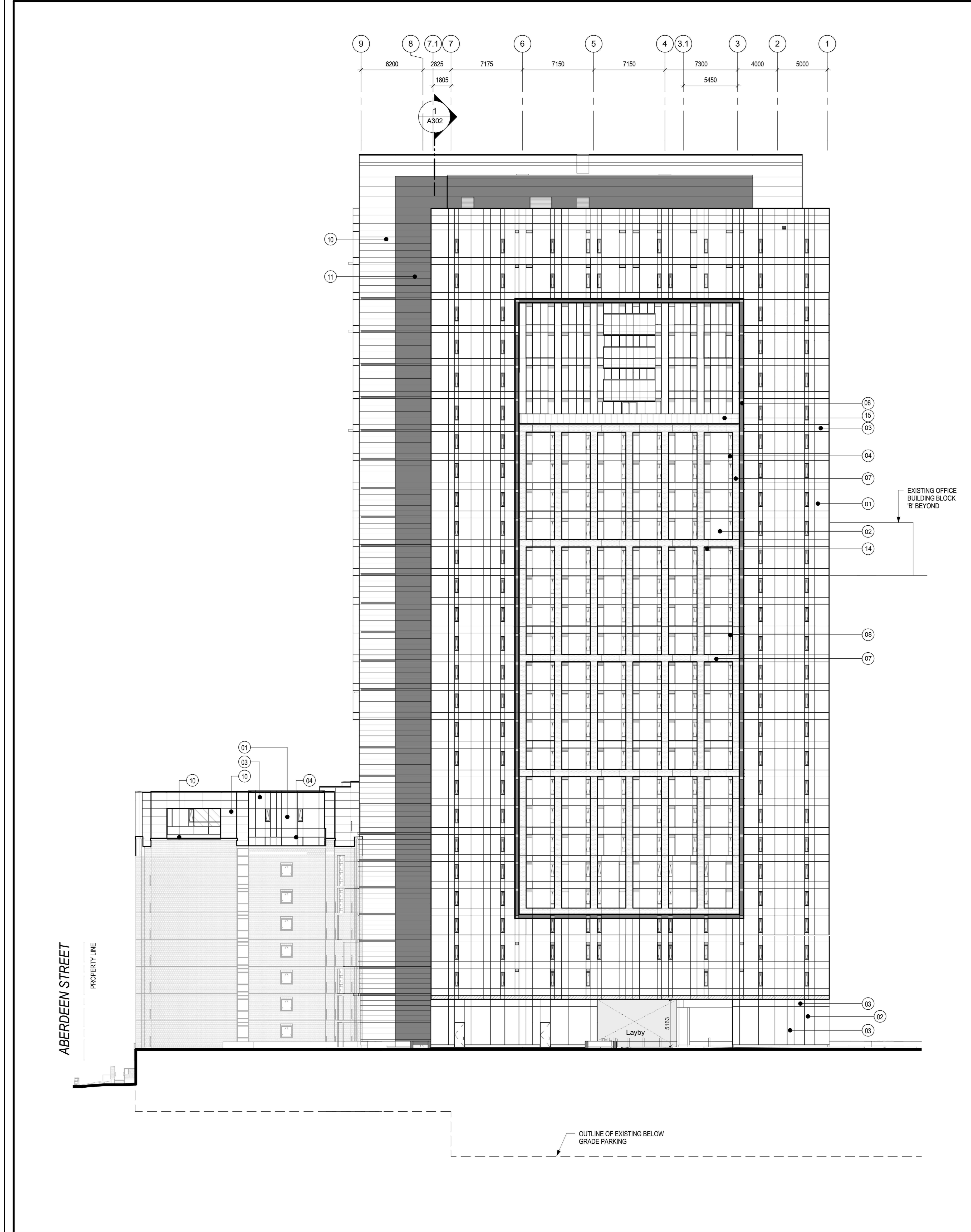
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DATE: 19/05/24

SHEET TITLE
EAST AND WEST ELEVATIONS

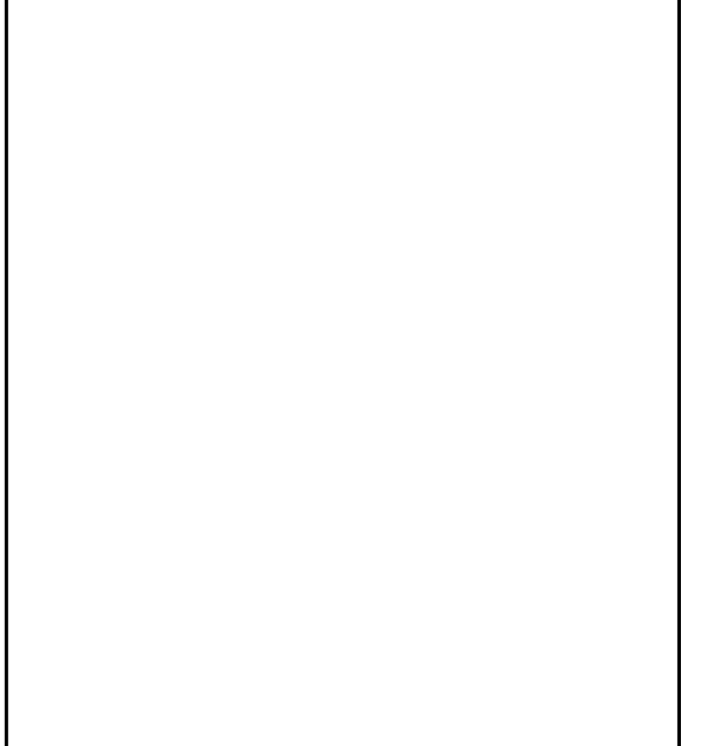
SHEET NUMBER A402 **ISSUE** 7



HEIGHT ABOVE FGDMM

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TOWER MECH. PENT. ROOF	151.620 m
ELEVATOR MACHINE RM	148.820 m
TOWER MECH. PENT. FL (T/O TOWER ROOF)	143.470 m
30th FL	140.155 m
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28th FL	133.525 m
27th FL	130.210 m
26th FL	126.895 m
25th FL	123.580 m
24th FL	120.265 m
23rd FL	117.000 m
22nd FL	113.735 m
21st FL	110.470 m
20th FL	107.205 m
19th FL	103.940 m
18th FL	100.675 m
17th FL	97.410 m
16th FL	94.145 m
15th FL	90.880 m
14th FL	87.615 m
13th FL	84.350 m
12th FL	81.085 m
11th FL	77.820 m
10th FL	74.555 m
09th FL NEW	71.290 m
08th FL EXIST.	68.025 m
07th FL EXIST.	64.760 m
06th FL EXIST.	61.495 m
05th FL EXIST.	58.230 m
04th FL EXIST.	54.965 m
03rd FL EXIST.	51.700 m
02nd FL EXIST.	48.435 m
01st FL EXIST.	45.170 m
P2 FL EXIST.	41.905 m
P3 FL EXIST.	38.640 m
P4 FL EXIST.	35.375 m

ISSUES	DESCRIPTION	DATE
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3	ISSUED FOR SPA RE-SUBMISSION	2019-05-30



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Author

CHECKED BY:
Checker

PROJECT MGR:
Designer

APPROVED BY:
H.SEMPLE

SCALE:
As indicated

DATE:
11/27/18

SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER
A403

ISSUE
3

- LEGEND**
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