



**PROJECT INFORMATION**

ZONING	AM5 (436)
SITE AREA	13,132.18 sq. m. (141,354.79 sq. ft.) (3.25 acres)
ASSUMED ROAD WIDENING AREA	803.06 sq. m. (8,644.14 sq. ft.)
NET SITE AREA	12,329.12 sq. m. (132,710.65 sq. ft.)
REQUIRED BUILDING HEIGHT	25.0m
FRONT YARD SETBACK - BASELINE ROAD	0.0m
INTERIOR YARD SETBACK - EAST	0.0m
INTERIOR YARD SETBACK - WEST	0.0m
REAR YARD SETBACK	0.0m
AMENITY SPACE - PER UNIT	6.0 sq. m.
COMMUNAL AMENITY AREA	2,856 sq. m.
VEHICLE PARKING - RESIDENTIAL	0.47 PER UNIT
VEHICLE PARKING - VISITOR ONLY	0.17 PER UNIT
VEHICLE PARKING - COMMERCIAL	1.25 PER 100m <sup>2</sup> GFA
BICYCLE PARKING - RESIDENTIAL	0.5 PER UNIT
BICYCLE PARKING - COMMERCIAL	1 PER 250m <sup>2</sup> GFA

**PROVIDED**

BUILDING HEIGHT - BUILDING A	28 STOREYS - 89.0m
BUILDING HEIGHT - BUILDING B	26 STOREYS - 83.0m
BUILDING HEIGHT - BUILDING C	30 STOREYS - 96.0m
GRADE - BUILDING A (GROUND = XX.0m)	00.0m geo. elev.
GRADE - BUILDING B (GROUND = XX.0m)	00.0m geo. elev.
GRADE - BUILDING C (GROUND = XX.0m)	00.0m geo. elev.
UNIT COUNT	952 units
FRONT YARD SETBACK	7.4m
INTERIOR YARD SETBACK - EAST	4.8m
INTERIOR YARD SETBACK - WEST	8.0m
REAR YARD SETBACK	1.0m
VEHICLE PARKING - TOTAL	748
VEHICLE PARKING - RESIDENCE	566
VEHICLE PARKING - VISITOR	171
VEHICLE PARKING - COMMERCIAL	11
BICYCLE PARKING - TOTAL	1158
BICYCLE PARKING - RESIDENCE	1155
BICYCLE PARKING - COMMERCIAL	3
LOT COVERAGE	38.3%
GROUND FLOOR TRANSPARENT GLAZING	-
TOTAL PROJECT G.F.A.	58,871.88 sq. m. 633,697 sq. ft.

**CAR PARKING**

REQUIRED	
RESIDENCE	450
VISITOR	171
COMMERCIAL	11
TOTAL	632
PROVIDED	
RESIDENCE	566
VISITOR	171
COMMERCIAL	11
TOTAL	748

**BICYCLE PARKING**

REQUIRED	
RESIDENCE	- 0.5 PER UNIT (952 UNITS) 476
COMMERCIAL	- 1 PER 250m <sup>2</sup> GFA 3
TOTAL	479
PROVIDED	
INTERIOR	1,155
EXTERIOR	3
TOTAL	1,158

**AMENITY SPACE**

REQUIRED	
TOTAL REQUIRED AMENITY+	5,712 sq. m.
UNIT COUNT (952) X 6 sq. m.	5,712 sq. m.
50% REQUIRED AS COMMUNAL USE+	2,856 sq. m.
PROVIDED	
TOTAL PROPOSED COMMUNAL	1,412.30 sq. m.
TOTAL PROPOSED COMMUNAL EXTERIOR AMENITY+	1,860.83 sq. m.
TOTAL PROPOSED COMMUNAL SPACE =	3,273.13 sq. m.

**LAND PHASE AREA**

BUILDING 'A'	6,070.6 sq. m.	26.45%
BUILDING 'B'	7,011.4 sq. m.	30.55%
BUILDING 'C'	7,569.8 sq. m.	32.99%
PARKLAND =	1,232.91 sq. m.	100.00%
TOTAL =	2,2848 sq. m.	100.00%

**LOT COVERAGE**

BUILDING FOOTPRINT - 'A'	1,627.83 sq. m.	13.2%
BUILDING FOOTPRINT - 'B'	1,345.78 sq. m.	10.9%
BUILDING FOOTPRINT - 'C'	1,751.48 sq. m.	14.2%
DRIVING SURFACE =	4,387.47 sq. m.	35.6%
LANDSCAPE SURFACE =	1,983.64 sq. m.	16.1%
PARKLAND =	1,232.91 sq. m.	10%
TOTAL =	12,329.12 sq. m.	100%

**GROSS BUILDING AREAS**

CITY OF OTTAWA ZONING AREA

BUILDING 'A'	
PARKING LEVEL	00.0 sq. m.
GROUND FLOOR	00.0 sq. m.
2nd FLOOR	1,413.5 sq. m.
PODIUM LEVELS	2 x 1,413.5 sq. m.
3rd & 4th FLOOR	2 x 15,215 sq. ft.
5th - 28th FLOOR TOWER	24 x 665 sq. ft.
MECHANICAL LEVEL	00.0 sq. m.
TOTAL AREA	19,720 sq. m.
TOWER FOOTPRINT	795.24 sq. m.
UNIT COUNT	339
COMMERCIAL AREA	00.0 sq. m.
TOTAL	339

**BUILDING 'B'**

PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	396.6 sq. m.
2nd FLOOR	1,002 sq. m.
PODIUM LEVELS	2 x 1,002 sq. m.
3rd & 4th FLOOR	2 x 10,786 sq. ft.
5th - 26th FLOOR TOWER	22 x 663 sq. ft.
MECHANICAL LEVEL	0.0 sq. m.
TOTAL AREA	18,004 sq. m.
TOWER FOOTPRINT	601.8 sq. m.
UNIT COUNT	260
COMMERCIAL AREA	00.0 sq. m.
TOTAL	260

**BUILDING 'C'**

PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	837 sq. m.
2nd FLOOR	578 sq. m.
PODIUM LEVELS	2 x 1,673.83 sq. m.
3rd & 4th FLOOR	2 x 16,384 sq. ft.
5th - 30th FLOOR TOWER	26 x 636 sq. ft.
MECHANICAL LEVEL	0.0 sq. m.
TOTAL AREA	21,146 sq. m.
TOWER FOOTPRINT	227,625 sq. ft.
UNIT COUNT	841
COMMERCIAL AREA	852.30 sq. m.
TOTAL UNITS	353

**UNIT MIX - 952 UNITS**

STUDIO UNIT	220
ONE BEDROOM UNIT	469
ONE BEDROOM + DEN UNIT	25
TWO BEDROOM UNIT	183
TWO BEDROOM + DEN UNIT	3
THREE BEDROOM UNIT	52
TOTAL UNITS	952

**SOLID WASTE**

BUILDING 'A' - 339 UNITS	
GARBAGE	0.110 Y <sup>3</sup> PER UNIT 38 Y <sup>3</sup>
RECYCLING - GMP	0.018 Y <sup>3</sup> PER UNIT 7 Y <sup>3</sup>
RECYCLING - FIBRE	0.038 Y <sup>3</sup> PER UNIT 13 Y <sup>3</sup>
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 7
BUILDING 'B' - 260 UNITS	
GARBAGE	0.110 Y <sup>3</sup> PER UNIT 29 Y <sup>3</sup>
RECYCLING - GMP	0.018 Y <sup>3</sup> PER UNIT 5 Y <sup>3</sup>
RECYCLING - FIBRE	0.038 Y <sup>3</sup> PER UNIT 10 Y <sup>3</sup>
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 6
BUILDING 'C' - 353 UNITS	
GARBAGE	0.110 Y <sup>3</sup> PER UNIT 39 Y <sup>3</sup>
RECYCLING - GMP	0.018 Y <sup>3</sup> PER UNIT 7 Y <sup>3</sup>
RECYCLING - FIBRE	0.038 Y <sup>3</sup> PER UNIT 14 Y <sup>3</sup>
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 8

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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**NOTATION SYMBOLS:**

(10)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(10)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
(10)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
(100)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
(10)	DETAIL NUMBER
(10)	TITLE
(10)	SCALE
(10)	DETAIL REFERENCE PAGE
(10)	DETAIL CROSS REFERENCE PAGE

**LANDSCAPE ARCHITECT**  
Lashley+Associates Corporation  
202-950 Gladstone Avenue  
Ottawa, ON K1Y 3E6  
Tel: (613) 233-8579  
www.lashleyla.com

**URBAN PLANNER**  
Stantec  
300-1331 Clyde Avenue  
Nepean, ON K2C 3G4  
Tel: (613) 722-4420  
www.stantec.com

**WIND / SOUND ENGINEER**  
Gradient Wind  
127 Walgreen Road  
Ottawa, ON, Canada K0A 1L0  
Tel: (613) 836-0934 ext. 116  
Cell: (613) 266-5273  
E-Mail: joshua.foster@gradientwind.com

**GEOTECHNICAL ENGINEER**  
Paterson Group  
154 Colonnade Road South  
Ottawa, ON K2E 7J5

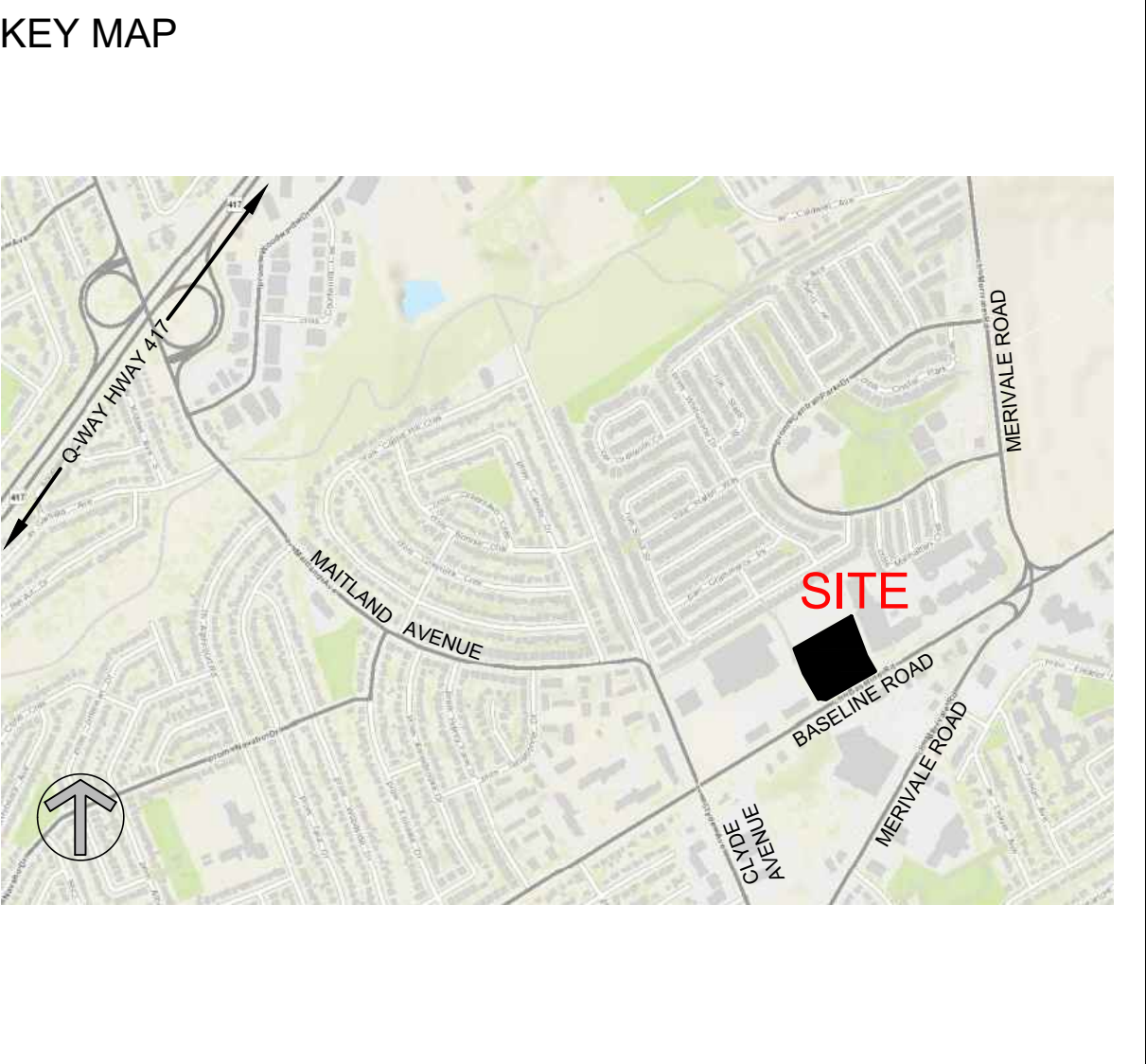
**DEVELOPMENT MANAGER**  
Colliers Strategy & Consulting Group  
181 Bay Street, Suite #1400  
Toronto, ON M5J 2V1

**CIVIL ENGINEER**  
Stantec  
300-1331 Clyde Avenue  
Nepean, ON K2C 3G4  
Tel: (613) 722-4420  
www.stantec.com

**TRANSPORTATION ENGINEER**  
Stantec  
300-1331 Clyde Avenue  
Nepean, ON K2C 3G4  
Tel: (613) 722-4420  
www.stantec.com

**LEGAL DESCRIPTION**

**SURVEYOR**  
Stantec Geomatics Ltd.  
400-1331 Clyde Avenue  
Nepean, ON K2C 3G4  
Tel: (613) 722-4420  
www.stantec.com



**DRAWING NOTES**

- PROPERTY LINE
- HARD SURFACE PAVING, WIDTH AS NOTED
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- OUTLINE OF TOWER ABOVE
- 4 STOREY PODIUM LEVEL
- PARKING GARAGE RAMP WITH TRENCH DRAIN IF REQUIRED
- OUTLINE OF BELOW GRADE PARKING GARAGE
- BICYCLE RACK, SEE LANDSCAPE FOR DETAILS
- AT GRADE COMMUNAL TERRACE
- EXISTING BUILDINGS ON ADJACENT PROPERTY
- LOADING / SERVICE BAY / GARBAGE PICK-UP
- CONCRETE SIDEWALK WITH DEPRESSED CURB
- RESERVED
- PEDESTRIAN CROSS WALK WITH DEPRESSED CURBS
- SITE FURNITURE - SEE LANDSCAPE FOR DETAILS
- EXISTING BUILDING, PORTABLE STRUCTURE, CONCRETE PADS, METAL OR CHAIN LINK FENCE, ETC. TO BE REMOVED
- EXISTING TREES TO BE REMOVED

**SITE PLAN SYMBOLS**

(Symbol)	SOFT LANDSCAPE
(Symbol)	CONCRETE WALKING SURFACE
(Symbol)	ASPHALT PATH
(Symbol)	PAVED SURFACE
(Symbol)	PROPOSED PARKLAND
(Symbol)	PROPERTY LINE
(Symbol)	GUARD RAILING / FENCE
(Symbol)	BIKE RACK
(Symbol)	ENTRANCE / EXIT DOOR
(Symbol)	COMMERCIAL / EXIT DOOR
(Symbol)	FIRE HYDRANT
(Symbol)	VEHICULAR DIRECTION
(Symbol)	EXISTING TREE TO REMAIN
(Symbol)	SIAMSESE CONNECTION
(Symbol)	CITY STREET LIGHTING
(Symbol)	SITE LIGHTING

**SCOUTS CANADA - NATIONAL SERVICES CENTRE**

ARCHITECT:  
**RODERICK LAHEY ARCHITECT INC**  
56 Beech Street, Ottawa, Ontario K1S 3J6  
1.613.724.9932 1.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
**1345 BASELINE ROAD**

OTTAWA ONTARIO

SHEET TITLE:  
**SITE PLAN**

DRAWN: RLA CHECKED: RLA  
SCALE: 1:250 SHEET No:  
PROJECT No: 2202 **SP-1**