

PROJECT INFORMATION

ZONING	AM10
SITE AREA (OVERALL)	8,886.0 sq. m. 95,756 sq. ft.
SITE AREA (PHASE 1)	5,357.3 sq. m. 57,666 sq. ft.
SITE AREA (PHASE 2)	3,528.7 sq. m. 38,090 sq. ft.

REQUIRED

BUILDING HEIGHT	9 STOREYS - 30 m
DENSITY - F.S.I.	3.5
FRONT YARD SETBACK	3.0 m
INTERIOR YARD SETBACK	0.0, 3.0 & 7.5 m
REAR YARD SETBACK	3.0 m
AMENITY AREA PER UNIT	6.0 sq. m
VEHICLE PARKING - RESIDENTIAL	0.5 PER UNIT
VEHICLE PARKING - VISITOR ONLY	0.1 PER UNIT (AREA X)
BICYCLE PARKING - RESIDENTIAL	0.5 PER UNIT

PROVIDED

BUILDING HEIGHT	9 STOREYS - 29.0 m
GRADE	95.80m geo. elev.
DENSITY - F.S.I.	PHASE 1 ONLY 2.74
FRONT YARD SETBACK	6.7 m
INTERIOR YARD SETBACK	6.1 m
REAR YARD SETBACK	3.6 m
AMENITY AREA PER UNIT	6.0 sq. m
TOWER FOOTPRINT	890 sq. m
VEHICLE PARKING - RESIDENTIAL	0.79 PER UNIT
VEHICLE PARKING - VISITOR ONLY	0.2 PER UNIT
BICYCLE PARKING - RESIDENTIAL	1 PER UNIT

DRAWING NOTES

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONCRETE SIDEWALK TO REMAIN
- LANDSCAPE ISLAND WITH 150mm BARRIER CURB
- BICYCLE PARKING SPACES (0.6 x 1.8M) WITH RACK
- CONCRETE WALK, WIDTH AS NOTED
- DEPRESSED CURB & SIDEWALK, CONTINUOUS
- DEPRESSED CURB & TWSI
- FIRE HYDRANT
- STANDARD PARKING SPACE (2.6 X 5.2 M)
- LOADING ZONE
- LIGHT STANDARD - LOCATION TO BE CONFIRMED
- BUILDING CANOPY
- SIAMSESE CONNECTION
- FIRE ROUTE
- SOFT LANDSCAPING
- EXISTING CEDAR HEDGE TO BE REMOVED
- EXISTING STREET LIGHT
- EXISTING HYDRO POLE TO BE REMOVED
- EXISTING MOVABLE CURB TO BE REMOVED
- EXISTING CEDAR HEDGE
- RAMP RETAINING WALL, MAX. HT. 1.1m ABOVE GRADE
- EXISTING RETAINING WALL
- EXISTING CANADA POST MAIL BOXES
- 2.1m HT. SOLID WOOD FENCE, SEE LANDSCAPE
- EXISTING RETAINING WALL TO BE REMOVED
- BELOW GRADE CISTERN WITH ACCESS MH
- EXISTING SERVICE LANE TO BE EXTENDED
- REFUGE PICK UP AREA WITH DEPRESSED CURB
- EXTENT OF BELOW GROUND PARKING GARAGE
- HEATED GARAGE RAMP WITH TRENCH DRAIN
- PRIVATE PATIO AT GRADE
- EXISTING FIRE HYDRANT
- HYDRO EQUIPMENT
- TEMPORARY SNOW STORAGE AREA
- INTAKE / EXHAUST GRILL FOR UIG PARKING GARAGE
- LIGHT BOLLARD
- REPLACE EXISTING DEPRESSED CURB AND SIDEWALK WITH BARRIER CURB AND SIDEWALK
- OC TRANSPO BUS STOP WITH WOODEN BENCHES
- EXISTING RAISED BILLBOARD TO BE REMOVED

BUILDING STATISTICS

UNIT STATISTICS

STUDIO	24
1 BEDROOM UNIT	84
1 BEDROOM + DEN UNIT	55
2 BEDROOM UNIT	37
2 BEDROOM + DEN UNIT	2
TOTAL	202

GROSS BUILDING FLOOR AREA

GROUND FLOOR	913.9 sq. m. 9,837 sq. ft.
2nd - 6th FLOOR	5 x 1,492.4 sq. m. 5 x 16,064 sq. ft.
7th FLOOR	1,103.4 sq. m. 11,877 sq. ft.
8th - 9th FLOOR	2 x 1,057.5 sq. m. 2 x 11,383 sq. ft.
TOTAL AREA ABOVE GRADE	11,594.3 sq. m. 124,800 sq. ft.

CAR PARKING

REQUIRED

RESIDENT	0.5 PER UNIT (202 UNITS)	101
VISITOR	0.1 PER UNIT (AREA X)	202
TOTAL		123

PROVIDED

RESIDENT	0.79 PER UNIT	161
VISITOR	0.2 PER UNIT	41
TOTAL		202

LOCATION

SURFACE PARKING SPACES	8
LEVEL P1 PARKING SPACES	93
LEVEL P2 PARKING SPACES	101

TYPE / SIZE

STANDARD PARKING SPACE	2.6 x 5.2 m	173
SMALL CAR PARKING SPACE	2.4 x 4.5 m	27
BARRIER FREE SPACE - TYPE A	3.4 x 5.2 m	2
BARRIER FREE SPACE - TYPE B	2.4 x 5.2 m	0

BICYCLE PARKING

REQUIRED

RESIDENT	0.5 PER UNIT (202 UNITS)	102
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AMENITY AREA

AT GRADE EXTERIOR - PRIVATE	360.1 sq. m.
AT GRADE EXTERIOR - COMMUNAL	481.1 sq. m.
INTERIOR AMENITY - COMMUNAL	287.6 sq. m.
EXTERIOR AMENITY - COMMUNAL	532.1 sq. m.
BALCONIES - PRIVATE	1,528.1 sq. m.
TOTAL	2,828.8 sq. m.
TOTAL COMMUNAL	1,300.8 sq. m.
REQUIRED (202 UNITS X 6 m²) = 1,212 sq. m.	
REQUIRED COMMUNAL @ 50% = 606 sq. m.	

SITE COVERAGE

BUILDING FOOTPRINT	34.2%	1,804.3 sq. m.
DRIVING SURFACE	18.6%	980.3 sq. m.
LANDSCAPE AREA	47.3%	2,498.4 sq. m.
PHASE 1 TOTAL	100.0%	5,283 sq. m.

SOLID WASTE COLLECTION

GARBAGE COMPACTED @ 0.053 cu yd per unit	10.76 yd	12 yd
GMP CONTAINERS @ 0.018 cu yd per unit	3.65 yd	4 yd
FIBRE CONTAINERS @ 0.018 cu yd per unit	7.71 yd	8 yd
ORGANICS CONTAINERS @ one 240L per 50 unit	4.06	4

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. COPYRIGHT RESERVED.

NOTATION SYMBOLS:

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

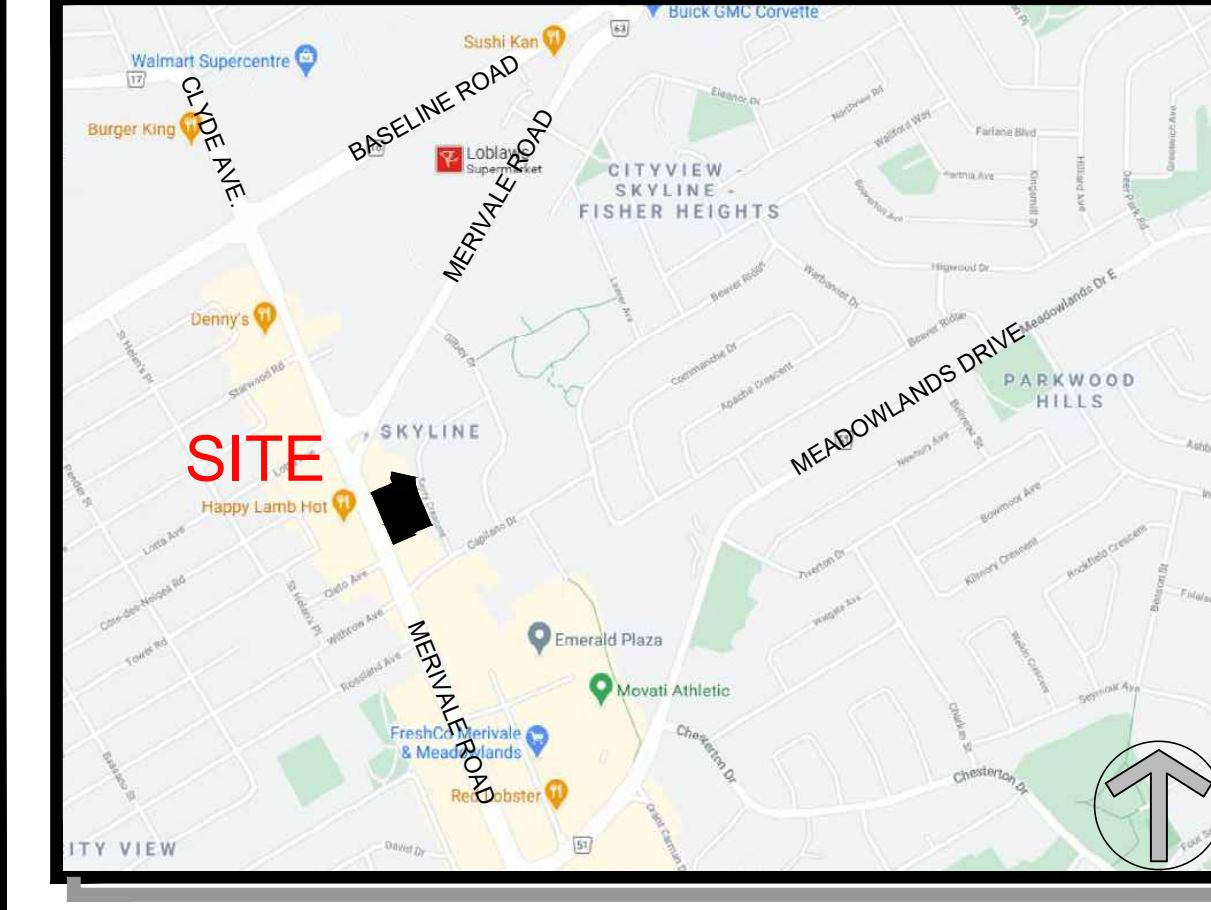
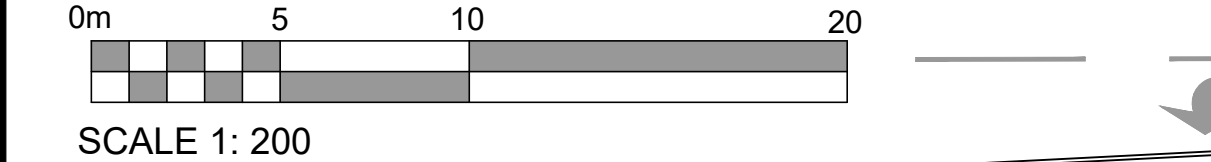
GENERAL NOTES:

- REFER TO TYPICAL ASSEMBLY SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A300 SERIES.
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

SITE PLAN SYMBOLS

- ASPHALT DRIVING AISLE
- CONCRETE DRIVING AISLE
- CONCRETE SIDEWALK / WALK
- CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS
- CONCRETE PAVERS ON DRIVING SURFACE
- PROPERTY LINE
- BUILDING SETBACK LINE
- 1.2m & 1.5m HT. METAL PICKET FENCE
- 2.1m HT. SOLID WOOD FENCE
- BIKE RACK
- ENTRANCE / EXIT DOOR
- FIRE HYDRANT
- VEHICULAR DIRECTION
- PROPOSED TREES
- SIAMSESE CONNECTION
- SITE LIGHTING

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN



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LEGAL DESCRIPTION
PART OF LOTS 34, 35 AND 36
AND
PART OF BLOCK A
REGISTERED PLAN 313132
CITY OF OTTAWA