



DRAWING NOTES

- 1 PROPERTY LINE
- 2 BUILDING SETBACKS
- 3 PROPOSED ROAD WIDENING
- 4 HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- 5 DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS, SEE CIVIL
- 6 EXISTING STREET CURB AND SIDEWALK
- 7 SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- 8 ASPHALT DRIVING SURFACE / PARKING LOT WITH BARRIER CURB
- 9 INTERNAL GARAGE ROOM
- 10 2.0m WIDE CONCRETE SIDEWALK
- 11 OUTLINE OF PRIVATE BALCONY ABOVE
- 12 OUTLINE OF TOWER ABOVE
- 13 STRUCTURAL SUPPORT FOR BUILDING ABOVE
- 14 SURFACE PARKING SPACE 2.6 X 5.2 M
- 15 EXISTING TREE TO BE REMOVED
- 16 EXISTING STORM GRATE
- 17 EXISTING UTILITY KIOSK
- 18 PROPOSED SERVICES
- 19 RETAINING WALL, SEE CIVIL FOR HEIGHT
- 20 EXISTING CONCRETE / ASPHALT ISLAND
- 21 EXISTING UTILITY / LIGHT POLE
- 22 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BELOW G.F.)
- 23 3.5 X 7.0m LOADING SPACE
- 24 SIAMSESE CONNECTION
- 25 EXISTING CROSSWALK
- 26 EXISTING CONCRETE JERSEY BARRIER
- 27 EXISTING CONCRETE OVERPASS GUARDRAIL WITH METAL PIPE RAILINGS
- 28 EXISTING FIRE HYDRANT
- 29 INTAKE / EXHAUST GRILL
- 30 BICYCLE PARKING SPACE WITH RACK
- 31 OUTLINE OF BELOW GRADE PARKING DECK
- 32 HEATED GARAGE RAMP WITH TRENCH DRAIN
- 33 CONCRETE RETAINING WALL WITH GUARD RAILING

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- PROPOSED CONCRETE SURFACE
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- UNIT BALCONY DOOR / FIRE EXIT
- PROPERTY LINE
- PROPOSED WIDENING
- EXISTING TREE TO BE REMOVED

PROJECT INFORMATION

ZONING BY-LAW 2008-250	TD3
SITE AREA	0.428 ha, 4,279.77 sq. m, 31,398 sq. ft.
GRADE (GEODETIC ELEVATION - ASL)	69.20m
BUILDING HEIGHT	90.0m
DENSITY - MINIMUM 350 units/hectare	122 UNITS
TOWER SEPARATION	24.0m
FRONT YARD SETBACK	3.0m
CORNER YARD SETBACK	3.0m
REAR YARD SETBACK	GROUND TO 9th FLOOR 0.0m
REAR YARD SETBACK	ABOVE 9th FLOOR 12.0m
AMENITY AREA - PER UNIT	6.0 sq. m
VEHICLE PARKING - RESIDENTIAL	NOT REQUIRED
VEHICLE PARKING - VISITOR ONLY (MAX. 30 PER BUILDING AFTER 12 UNITS)	59
BICYCLE PARKING - RESIDENTIAL - PER UNIT	0.5
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m

PROJECT STATISTICS

30 STOREY BUILDING HEIGHT	94.0m
7 STOREY PODIUM HEIGHT	24.5m
FRONT YARD SETBACK	0.0m
CORNER YARD SETBACK - EAST	0.0m
REAR YARD SETBACK	8.0m
DENSITY - UNITS	640
AMENITY AREA - PER UNIT	6.0 sq. m
PARKING - PER UNIT (AFTER 12 UNITS)	0.5
VISITOR PARKING - PER UNIT (AFTER 12 UNITS)	0.1
BICYCLE PARKING - PER UNIT	1.0

GROSS BUILDING FLOOR AREA

BELOW GRADE PARKING LEVEL	0.0 sq. m
GROUND FLOOR	2,962.8 sq. m
2nd FLOOR	985.4 sq. m
3rd - 7th FLOOR	7,523.0 sq. m
8th FLOOR - TOWER 'A'	465.4 sq. m
8th FLOOR - TOWER 'B'	500.8 sq. m
9th - 30th FLOOR - TOWER 'A'	13,313.3 sq. m
9th - 30th FLOOR - TOWER 'B'	143,308 sq. m
TOTAL AREA ABOVE GRADE	35,712.8 sq. m

UNIT STATISTICS

	TOWER A	TOWER B	TOTAL
STUDIO	17	12	29
1 BEDROOM UNIT	174	160	334
2 BEDROOM UNIT	147	130	277
TOTAL	338	302	640

CAR PARKING

REQUIRED	0.5 PER UNIT (640 UNITS)	320
PROVIDED	INTERIOR	640
	EXTERIOR	0
TOTAL		320

BICYCLE PARKING

REQUIRED	0.5 PER UNIT (640 UNITS)	320
PROVIDED	INTERIOR	640
	EXTERIOR	0
TOTAL		320

AMENITY AREA

GRADE EXTERIOR - COMMUNAL	183.0 sq. m
1st FLOOR INTERIOR - COMMUNAL	605.0 sq. m
2nd FLOOR INTERIOR - COMMUNAL	576.0 sq. m
2nd FLOOR TERRACE - COMMUNAL	138.0 sq. m
8th FLOOR INTERIOR - COMMUNAL	119.0 sq. m
8th FLOOR TERRACE - COMMUNAL	396.0 sq. m
BALCONIES (ALL LEVELS) - PRIVATE	2,850.0 sq. m
TOTAL	4,867.0 sq. m
TOTAL COMMUNAL	2,017.0 sq. m

SITE COVERAGE

BUILDING FOOTPRINT	43.7%	1,869.2 sq. m
DRIVING SURFACE	22.4%	957.7 sq. m
LANDSCAPE AREA	33.9%	1,452.9 sq. m
TOTAL	100.0%	4,279.77 sq. m

REFUGE REQUIREMENT (640 UNITS)

GARBAGE	-0.11 PER UNIT	71 YARDS
RECYCLING GMP	-0.018 PER UNIT	12 YARDS
RECYCLING FIBER	-0.038 PER UNIT	25 YARDS
COMPOST	-240L PER 50 UNITS	7

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:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
- DETAIL NUMBER
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

PROJECT DEVELOPER

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PROJECT DEVELOPER

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LEGAL DESCRIPTION

PLAN OF SURVEY OF
 PART OF LOTS 4 and 14
 REGISTERED PLAN 23
 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

URBAN PLANNER

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1 SITE PLAN
 SCALE 1:150

