



PROJECT INFORMATION		
Zoning By-law 2006-250 Consolidation	MD 550	SITE AREA 0.182 ha, 1,814.97 sq. m, (39,538 sq. ft.)
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
BUILDING HEIGHT - SCHEDULE 50, ABOVE SEA LEVEL	157.8m to 160.3m east	157.8m to 160.3m east
BUILDING HEIGHT - SIDEWALK ELEVATION (69.00m east)	88.55m to 91.08m	89.3m
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>	2,472m <sup>2</sup>	m <sup>2</sup>
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>	1,236m <sup>2</sup>	m <sup>2</sup>
VEHICLE PARKING - RESIDENTIAL (AREA 'Z' - NOT REQUIRED)	0	154
VEHICLE PARKING - VISITOR 0.1 PER UNIT	41	41
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	206	242
BICYCLE PARKING - COMMERCIAL - 1 PER 250m <sup>2</sup> GFA	3	4
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m
AT GRADE PEDESTRIAN EASEMENT - FROM R.O.W.	1.5m	1.5m

NOTATION SYMBOLS:	
(01)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(02)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
(03)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
(04)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
(05)	INDICATES NUMBER
(06)	TITLE
(07)	DETAIL REFERENCE PAGE
(08)	DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:	
(A)	REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
(B)	FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A300 SERIES.
(C)	ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
(D)	ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
(E)	ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
(F)	ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

PROJECT STATISTICS	
<b>GROSS BUILDING FLOOR AREA</b>	
(OTTAWA ZONING DEFINITION)	
UG PARKING LEVELS	000 sq. m, 000 sq. ft.
GROUND FLOOR	597.7 sq. m, 6,434 sq. ft.
2nd FLOOR	848.0 sq. m, 9,139 sq. ft.
3rd - 5th FLOOR	3 x 1,023.2 sq. m, 3,070.0 sq. m, 3 x (11,120 sq. ft.), 33,358 sq. ft.
6th FLOOR - AMENITY LEVEL	0.0 sq. m, 0.0 sq. ft.
7th to 24th FLOOR	18 x 878.86 sq. m, 15,821.2 sq. m, 170,288 sq. ft.
25th - 26th FLOOR	2 x 853.7 sq. m, 1,707.4 sq. m, 18,378 sq. ft.
27th FLOOR	722.5 sq. m, 7,777 sq. ft.
28th FLOOR	502.4 sq. m, 5,408 sq. ft.
TOTAL AREA ABOVE GRADE	23,297.3 sq. m, 250,770 sq. m, 2,698,000 sq. ft.
TOWER FOOTPRINT	1,029.0 sq. m, 11,336 sq. ft.

UNIT STATISTICS	
STUDIO UNIT	36
1 BEDROOM UNIT	324
2 BEDROOM UNIT	52
TOTAL	412
COMMERCIAL RETAIL UNIT	597.7 sq. m, 6,434 sq. ft.

CAR PARKING	
<b>REQUIRED</b>	
RESIDENCE	- AREA Z - NOT REQUIRED 0
VISITOR	- 0.1 PER UNIT (MAX. 30) 30
COMMERCIAL	- AREA Z - NON REQUIRED 0
TOTAL	30
<b>PROVIDED</b>	
RESIDENCE	- 0.51 PER UNIT (412 UNITS) 154
VISITOR	- 0.1 PER UNIT (412 UNITS) 30
TOTAL	195
STANDARD PARKING SPACE	2.6m X 5.2m 00
SMALL CAR PARKING SPACE	2.4m X 4.6m 00
ACCESSIBLE TYPE 'A'	3.4m X 5.2m 02
ACCESSIBLE TYPE 'B'	2.4m X 5.2m 02

BICYCLE PARKING	
<b>REQUIRED</b>	
RESIDENCE	- 0.5 PER UNIT (412 UNITS) 206
COMMERCIAL RETAIL	- 1.0 PER 250m <sup>2</sup> OF G.F.A. 3
TOTAL	209
<b>PROVIDED</b>	
INTERIOR - GROUND + P1 LEVEL	242
EXTERIOR AT GRADE	6
TOTAL	248
HORIZONTAL (0.6m x 1.8m) - MIN. 50%	105
VERTICAL (0.5m x 1.5m)	88
STACKED (UPPER SPOT)	55

AMENITY SPACE	
2nd FL. PRIVATE TERRACE =	90.0 sq. m,
2nd FL. COMMUNAL INTERIOR =	74.0 sq. m,
2nd FL. COMMUNAL EXTERIOR =	154.0 sq. m,
6th FL. COMMUNAL INTERIOR =	672.0 sq. m,
6th FL. COMMUNAL EXTERIOR =	310.0 sq. m,
PRIVATE BALCONIES =	1,450.0 sq. m,
TOTAL =	2,760.0 sq. m,
TOTAL COMMUNAL =	1,240.0 sq. m,
REQUIRED - 6.0m <sup>2</sup> PER UNIT (412) =	2,472 sq. m,
REQUIRED COMMUNAL @ 50% =	1,236 sq. m,

LOT COVERAGE	
PAVED SURFACE =	396.7 sq. m, 21.9%
BUILDING FOOTPRINT =	1,189.9 sq. m, 65.6%
LANDSCAPE OPEN SPACE =	228.37 sq. m, 12.5%
TOTAL =	1,814.97 sq. m, 100.0%

REFUGE REQUIREMENT (412 UNITS)	
GARBAGE	- 0.11 PER UNIT 46 YARDS
RECYCLING GMP	- 0.018 PER UNIT 8 YARDS
RECYCLING FIBER	- 0.038 PER UNIT 16 YARDS
COMPOST	- 240L PER 50 UNITS 9

REVISIONS:		
1	ISSUED FOR SPC ROUND 1 CITY COMMENTS	June 28, 23
2	REVISED AS PER GENERAL CHANGES	May 10, 23
3	ISSUED FOR SPC APPLICATION	Aug. 30, 22
4	ISSUED TO CONSULTANTS	Aug. 02, 22
5	ISSUED FOR PRE-CONSULTATION MEETING	June 3, 22

ARCHITECT SEAL:	
ARCHITECT	ARCHITECTURE
REG. NO.	4235
SEAL DATE:	STAMP DATE

CLIENT:	
<b>JADCO GROUP</b>	
345 Boulevard Samson, Laval, QC H7X 2Z7	

LEGAL DESCRIPTION	
SURVEYOR'S REAL PROPERTY REPORT	
PART 1 Plan of	
LOTS 54, 55 and PART OF LOT 53	
South Laurier Avenue	
REGISTERED PLAN 4556	
CITY OF OTTAWA	
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.	

SURVEYOR	
<b>Annis O'Sullivan Vollebakk Ltd.</b>	
110 Didsbury Road Unit 9,	
Ottawa, Ontario K2E 0C2	
Tel: (613) 852-1343	
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TRANSPORTATION ENGINEER	
<b>CGH Transportation Inc.</b>	
6 Plaza Court	
Ottawa, ON K2H 7W1	
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Cell: (613) 697-3797	
Email: andrew.harte@cgtransportation.com	

DRAWING NOTES	
1	PROPERTY LINE
2	1.5m AT GRADE PEDESTRIAN EASEMENT
3	HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
4	CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS THROUGH DRIVEWAY
5	REPLACE EXISTING CONCRETE STREET CURB AND SIDEWALK TO CITY STANDARDS
6	SOFT LANDSCAPING, SEE LANDSCAPE PLAN
7	REFUSE & LOADING STAGING AREA
8	GARBAGE ROOM IN P1 PARKING LEVEL
9	RELOCATED EXISTING FIRE HYDRANT
10	OUTLINE OF PRIVATE TERRACE ABOVE
11	EXISTING TREE TO BE REMOVED
12	EXISTING BUILDINGS ON ADJACENT PROPERTY
13	OUTLINE OF TOWER ABOVE
14	OUTLINE OF EXISTING BUILDING
15	6th FLOOR AMENITY ROOF TERRACE
16	EXISTING STREET LIGHT
17	PROPOSED BUILDING SERVICES, SEE CIVIL
18	GAS EQUIPMENT / BLOW OFF STATION
19	RELOCATE EXISTING STREET LIGHT AS REQUIRED
20	OUTLINE OF UNDERGROUND PARKING LEVEL
21	SIAMESE CONNECTION
22	150mm WIDE CONCRETE BARRIER CURB
23	BICYCLE RACK, SEE LANDSCAPE FOR TYPE
24	DECK DRAIN, SEE CIVIL
25	R.O.W. WITH VARIES, 0.46m TO 0.55m

DRAWING NOTES	
26	6.0m WIDE RAMP TO BELOW GROUND PARKING GARAGE WITH TRENCH DRAIN
27	EXISTING PILLION SIGN TO BE REMOVED
28	SHORT TERM PARKING (DROP-OFF / PICK-UP)
29	EXISTING CITY OWNER BIKE RACK
30	4.0m HIGH SCREENED WALL
31	3.0 METRE WIDE SURFACE EASEMENT, VEHICLE ACCESS TO 162 LAURIER PARKING AREA, ASPHALT FINISH
32	EXISTING RETAINING WALL TO BE REMOVED
33	REMOVABLE SEASONAL PLANTERS, SEE LANDSCAPE
34	LOW PLANTER, SEE LANDSCAPE

DRAWING NOTES	
35	EXISTING 31 STOREYS (3 PARKING LEVELS) COMMERCIAL / CONDOMINIUM BUILDING 31 GLOUCESTER STREET

