

Laurier Avenue West

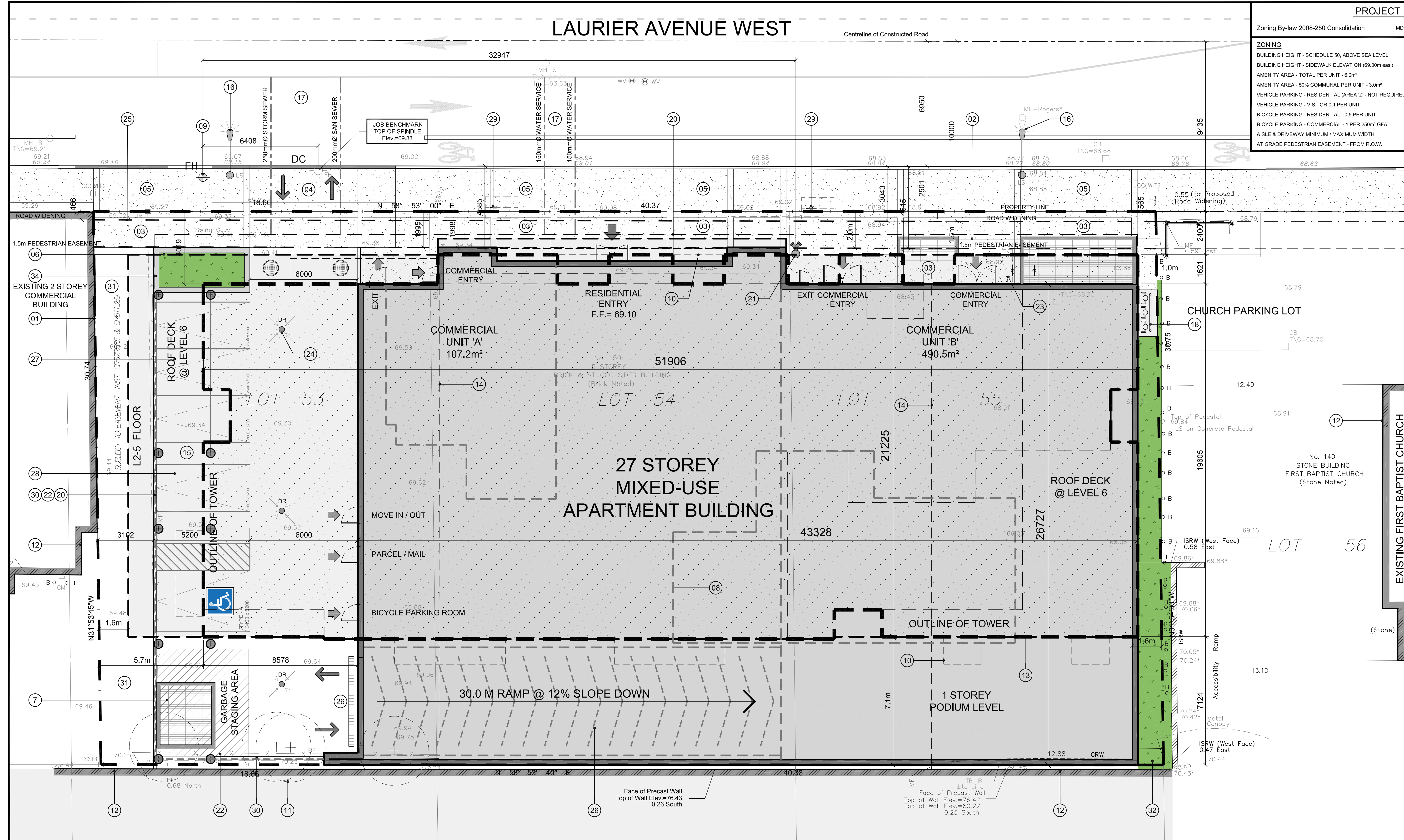
PROJECT INFORMATION			
Zoning By-law 2006-200 Consolidation	MD 550	SITE AREA	0.182 ha, 1,814.97 sq. m. (39,536 sq. ft.)
ZONING	REQUIRED	PROVIDED	
BUILDING HEIGHT - SCHEDULE 50, ABOVE SEA LEVEL	157.8m to 160.3m east	157.8m to 160.3m east	
BUILDING HEIGHT - SIDEWALK ELEVATION (69.00m east)	88.55m to 91.08m	89.3m	
AMENITY AREA - TOTAL PER UNIT - 6.0m²	2,472m²	2,759.0m²	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²	1,236m²	1,219.0m²	
VEHICLE PARKING - RESIDENTIAL (AREA 'Z' - NOT REQUIRED)	0	152	
VEHICLE PARKING - VISITOR 0.1 PER UNIT	30	30	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	204	214	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² G.F.A.	3	4	
BISE & 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 DETAIL 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 DRYWALL.
- (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

GROSS BUILDING FLOOR AREA			
<i>(OTTAWA ZONING DEFINITION)</i>			
UIG PARKING LEVELS	000 sq. m.	000 sq. ft.	
GROUND FLOOR	697.7 sq. m.	6,434 sq. ft.	
2nd FLOOR	849.0 sq. m.	9,139 sq. ft.	
3rd - 5th FLOOR	3 x 1,023.3 sq. m.	3,069.9 sq. m.	
6th FLOOR - AMENITY LEVEL	3 x (11,120 sq. ft.)	33,360 sq. ft.	
7th to 24th FLOOR	18 x 879.86 sq. m.	158,212 sq. m.	
25th - 26th FLOOR	2 x 853.7 sq. m.	1,707.4 sq. m.	
27th FLOOR	2 x (18,189 sq. ft.)	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. ft.	
TOWER FOOTPRINT	1,029.0 sq. m.	11,336 sq. ft.	
UNIT STATISTICS			
STUDIO UNIT	50		
STUDIO + UNIT	83		
1 BEDROOM UNIT	191		
2 BEDROOM UNIT	75		
3 BEDROOM UNIT	4		
TOTAL	403		
COMMERCIAL RETAIL UNIT	577.4 sq. m.	6,215 sq. ft.	
CAR PARKING			
REQUIRED			
RESIDENCE	- AREA Z - NOT REQUIRED	0	
VISITOR	- 0.1 PER UNIT (MAX. 30)	30	
COMMERCIAL	- AREA Z - NON REQUIRED	0	
TOTAL		30	
PROVIDED			
RESIDENCE	- 0.424 PER UNIT (403 UNITS)	171	
VISITOR	- 0.1 PER UNIT (MAX. 30)	30	
TOTAL		201	
STANDARD PARKING SPACE	2.6m X 5.2m	179	
SMALL CAR PARKING SPACE	2.4m X 4.6m	19	
ACCESSIBLE TYPE 'A'	3.4m X 5.2m	02	
ACCESSIBLE TYPE 'B'	2.4m X 5.2m	01	

LOCATION	ACCESSIBLE	VISITOR	SMALL	STANDARD	TOTAL
SURFACE	1	4	0	0	5
P1	0	20	3	4	27
P2	2	6	5	20	33
P3	0	0	17	17	34
P4	0	0	17	17	34
P5	0	0	17	17	34
P6	0	0	7	27	34
TOTAL	1	30	66	102	201

BICYCLE PARKING			
REQUIRED			
RESIDENCE	- 0.5 PER UNIT (403 UNITS)	202	
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.	3	
TOTAL		205	
PROVIDED			
INTERIOR - GROUND + P1 LEVEL		214	
EXTERIOR AT GRADE		4	
TOTAL		218	
HORIZONTAL (0.6m x 1.8m)		130	
VERTICAL (0.5m x 1.5m)		0	
STACKED (UPPER SPOT)		42	
STACKED (LOWER SPOT)		42	

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ARCHITECT:

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150 LAURIER AVENUE WEST

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

PROJECT No. 1827

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%

GARBAGE REQUIREMENT (403 UNITS)	
GARBAGE	- 0.11 PER UNIT 45 YARDS
RECYCLING GMP	- 0.018 PER UNIT 8 YARDS
RECYCLING FIBER	- 0.038 PER UNIT 16 YARDS
COMPOST	- 240L PER 50 UNITS 9

DRAWN	CHECKED
RV	R.V.

SCALE:	SHEET No.
1:100	SP-1

1 SITE PLAN
SCALE 1:100

0m 2.5 5 7.5 10
BAR SCALE

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

No. 31
Gloucester Street
PRECAST & GLASS SIDED MULTI-LEVEL BUILDING
(Precast Noted)

LOT 54

DRAWING NOTES

- PROPERTY LINE
- 1.5m AT GRADE PEDESTRIAN EASEMENT
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS THROUGH DRIVEWAY
- REPLACE EXISTING CONCRETE STREET CURB AND SIDEWALK TO CITY STANDARD SC1.4
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- REFUSE & LOADING STAGING AREA
- GARBAGE ROOM IN P1 PARKING LEVEL
- RELOCATED EXISTING FIRE HYDRANT
- OUTLINE OF PRIVATE TERRACE ABOVE
- EXISTING TREE TO BE REMOVED
- EXISTING BUILDINGS ON ADJACENT PROPERTY
- OUTLINE OF TOWER ABOVE
- OUTLINE OF EXISTING BUILDING
- 6th FLOOR AMENITY ROOF TERRACE
- EXISTING STREET LIGHT
- PROPOSED BUILDING SERVICES, SEE CIVIL
- GAS EQUIPMENT / BLOW OFF STATION
- RELOCATE EXISTING STREET LIGHT AS REQUIRED
- OUTLINE OF UNDERGROUND PARKING LEVEL
- SIAMESE CONNECTION
- 150mm WIDE CONCRETE BARRIER CURB
- BICYCLE RACK, SEE LANDSCAPE FOR TYPE
- DECK DRAIN, SEE CIVIL
- R.O.W. WITH VARIES, 0.46m TO 0.55m

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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.

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