



DRAWING NOTES

- 1 PROPERTY LINE
- 2 PROPOSED ROAD WIDENING
- 3 DEPRESSED CURB / SIDEWALK AT DRIVEWAY
- 4 REPLACE EXISTING DEPRESSED CURB & SIDEWALK WITH NEW 2.1M WIDE SIDEWALK TO CITY STANDARDS
- 5 ASPHALT DRIVE WAY WITH 150 BARRIER CURBS
- 6 BICYCLE PARKING SPACE
- 7 EXISTING FIRE HYDRANT
- 8 SHORT TERM LAY-BY PARKING
- 9 OUTLINE OF UNDERGROUND PARKING LEVEL
- 10 EXISTING RETAINING WALL
- 11 AIR INTAKE / EXHAUST GRILL
- 12 EXISTING TREE AREA TO REMAIN
- 13 EXISTING FENCE CHAIN LINK / BOARD
- 14 EXISTING TREE TO BE REMOVED
- 15 CONCRETE RETAINING WALL
- 16 SOFT LANDSCAPING
- 17 OUTLINE OF BUILDING ABOVE
- 18 BALCONY ABOVE
- 19 EXISTING BUILDING TO BE REMOVED
- 20 NATURAL GAS EQUIPMENT
- 21 STORM WATER TANK - SEE CIVIL PLAN
- 22 SIAMSESE CONNECTION
- 23 EXISTING CHAIN LINK FENCE TO BE REMOVED
- 24 EXISTING UTILITY STREET LIGHT / TRAFFIC POLE
- 25 EXISTING STONE WALL TO BE REFURBISHED
- 26 4.0 METRE WIDE FIRE ROUTE
- 27 HARD SURFACE WALKWAY
- 28 RIVER STONE SPILLWAY
- 29 SEASONAL SNOW STORAGE
- 30 EXISTING UTILITY EQUIPMENT TO BE REMOVED
- 31 PODIUM LEVEL EXTERIOR AMENITY AREA
- 32 INTERIOR GARBAGE ROOM
- 33 PROPOSED BUILDING SERVICES. SEE CIVIL
- 34 RIVER ROCK SWALE. SEE CIVIL

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- CONCRETE WALK
- ASPHALT DRIVEWAY
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL DOOR / FIRE EXIT
- PROPERTY LINE
- CITY STREET LIGHTING

PROJECT INFORMATION

ZONING	Zoning By-Law 2008-250	R3K1631	AM10(2199)
SITE AREA	4,881.7 sq. m. (52,540 sq. ft.)		
BUILDING HEIGHT - AM10	30.0 m		
BUILDING HEIGHT - R3K	10.0 m		
YARD SETBACK (ALL) - AM10	0.0 m		
FRONT YARD SETBACK - R3K	6.0 m		
INTERIOR YARD SETBACK - R3K - NORTH SIDE	3.0 m		
INTERIOR YARD SETBACK - R3K - SOUTH SIDE	1.4 m		
REAR YARD SETBACK - R3K	6.0 m		
PARKING AREA 'C'	1.2 per unit		
VISITOR PARKING AREA 'C'	0.2 per unit		
COMMERCIAL PARKING - RESTAURANT	10 per 100m² of GFA		
BICYCLE PARKING	0.5 per unit		
BICYCLE PARKING - COMMERCIAL	1 per 250m² of GFA		
AMENITY SPACE	6.0 m² per unit		

PROJECT STATISTICS

BUILDING HEIGHT	88.0 m
BUILDING HEIGHT - STOREYS	28
AVERAGE MEAN GRADE (GEO. ELEV.)	99.20
FRONT YARD SETBACK	3.4 m
CORNER SIDE YARD SETBACK	4.8 m
INTERIOR YARD SETBACK	0.5 m
REAR YARD SETBACK	11.0 m

GROSS BUILDING - AREAS (GITY OF OTTAWA ZONING AREA)	
PARKING LEVEL	0.0 sq. m. / 0.00 sq. ft.
GROUND FLOOR	614.8 sq. m. / 6,618 sq. ft.
2nd to 4th FLOOR	3 x 988.9 sq. m. / 2,966.6 sq. m. / 31,932 sq. ft.
5th to 22nd FLOOR	18 x 628.95 sq. m. / 11,321.2 sq. m. / 121,880 sq. ft.
23rd FLOOR	18 x 6.770 sq. m. / 545.9 sq. m. / 5,887 sq. ft.
24th to 26th FLOOR	3 x 548.1 sq. m. / 1,644.4 sq. m. / 17,700 sq. ft.
MECHANICAL LEVEL	0.0 sq. m. / 0.00 sq. ft.
TOTAL AREA	17,093.9 sq. m. / 183,097 sq. ft.
TOWER FOOTPRINT	793.48 sq. m. / 8,541 sq. ft.

UNIT STATISTICS	
ONE BEDROOM UNIT	87
TWO BEDROOM + DEN UNIT	36
TWO BEDROOM UNIT	69
TWO BEDROOM + DEN UNIT	62
TOTAL	254

CAR PARKING

REQUIRED BY ZONING BY-LAW	
RESIDENCE	- 1.2 PER UNIT / 305
VISITOR	- 0.2 PER UNIT / 51
COMMERCIAL RESTAURANT	- 10 PER 100m² GFA / 61
TOTAL	417
PROVIDED	
RESIDENCE	- 0.7 PER UNIT / 177
VISITOR	- 0.2 PER UNIT / 51
COMMERCIAL RESTAURANT	- 10 PER 100m² GFA / 61
TOTAL	289

BICYCLE PARKING

REQUIRED	
RESIDENCE	- 0.5 PER UNIT / 127
COMMERCIAL RESTAURANT	- 1 PER 250m² GFA / 2
TOTAL	129
PROVIDED	
PARKING LEVEL	- 1.0 PER UNIT / 254
EXTERIOR AT GRADE	10
TOTAL	264

LOT COVERAGE

PAVED SURFACE =	486.3 sq. m. / 9.0%
BUILDING FOOTPRINT =	2,080.7 sq. m. / 42.6%
LANDSCAPE OPEN SPACE =	2,114.7 sq. m. / 43.4%
POPS =	200.0 sq. m. / 4.1%
TOTAL =	4,881.7 sq. m. / 100.0%

AMENITY SPACE

EXTERIOR AT GRADE =	700.0 sq. m.
1st FLOOR AMENITY ROOM =	90.0 sq. m.
2nd FLOOR EXTERIOR TERRACE =	520.0 sq. m.
PRIVATE TERRACE (2nd FLOOR) =	74.0 sq. m.
PRIVATE TERRACE (4th FLOOR) =	100.0 sq. m.
PRIVATE TERRACE (2nd FLOOR) =	30.0 sq. m.
PRIVATE BALCONIES =	1,085.0 sq. m.
TOTAL =	2,590.0 sq. m.
TOTAL COMMUNAL =	1,310.0 sq. m.
REQUIRED - 6.0M² PER UNIT (254) =	1,524.0 sq. m.
REQUIRED COMMUNAL @ 50% =	762.0 sq. m.

SOLID WASTE

GARBAGE	0.110 Y³ PER UNIT / 28 Y³
RECYCLING - GMP	0.018 Y³ PER UNIT / 5 Y³
RECYCLING - FIBRE	0.038 Y³ PER UNIT / 10 Y³
ORGANICS	1 - 240 L BIN PER 50 UNITS / 5

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 UNLESS 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 A300 SERIES.
- INDICATES DOOR TYPE. REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

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