

- ### DRAWING NOTES
- PROPERTY LINE
  - PROPOSED ROAD WIDENING
  - DEPRESSED CURB / SIDEWALK AT DRIVEWAY
  - REPLACE EXISTING DEPRESSED CURB & SIDEWALK WITH NEW 2.1M WIDE SIDEWALK TO CITY STANDARDS
  - ASPHALT DRIVE WAY WITH 150 BARRIER CURBS
  - BICYCLE PARKING SPACE
  - EXISTING FIRE HYDRANT
  - SHORT TERM LAY-BY PARKING
  - OUTLINE OF UNDERGROUND PARKING LEVEL
  - EXISTING RETAINING WALL
  - AIR INTAKE / EXHAUST GRILL
  - EXISTING TREE AREA TO REMAIN
  - EXISTING FENCE CHAIN LINK / BOARD
  - EXISTING TREE TO BE REMOVED
  - LOW CONCRETE SEAT WALL / LANDSCAPE WALL
  - SOFT LANDSCAPING
  - OUTLINE OF BUILDING ABOVE
  - BALCONY ABOVE
  - EXISTING BUILDING TO BE REMOVED
  - NATURAL GAS EQUIPMENT
  - STORM WATER TANK - SEE CIVIL PLAN
  - SIAMSESE CONNECTION
  - EXISTING CHAIN LINK FENCE TO BE REMOVED
  - EXISTING UTILITY STREET LIGHT / TRAFFIC POLE
  - EXISTING STONE WALL TO BE REFRUBISHED
  - 4.0 METRE WIDE FIRE ROUTE
  - PAD MOUNTED HYDRO TRANSFORMER
  - LOW RETAINING WALL
  - SEASONAL SNOW STORAGE
  - EXISTING UTILITY EQUIPMENT TO BE REMOVED
  - PODIUM LEVEL EXTERIOR AMENITY AREA
  - INTERIOR GARBAGE ROOM
  - PROPOSED BUILDING SERVICES, SEE CIVIL
  - 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 AM102199  
 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 100m<sup>2</sup> of GFA  
 BICYCLE PARKING: 0.5 per unit  
 BICYCLE PARKING - COMMERCIAL: 1 per 250m<sup>2</sup> of GFA  
 AMENITY SPACE: 6.0 m<sup>2</sup> per unit

### PROJECT STATISTICS

BUILDING HEIGHT: 88.0 m  
 BUILDING HEIGHT - STOREYS: 26  
 AVERAGE MEAN GRADE (GEO. ELEV.): 99.20  
 FRONT YARD SETBACK: 4.8 m  
 CORNER SIDE YARD SETBACK: 9.6 m  
 INTERIOR YARD SETBACK: 0.5 m  
 REAR YARD SETBACK: 10.9 m

### GROSS BUILDING - AREAS

(CITY OF OTTAWA ZONING AREA)

PARKING LEVEL	0.0 sq. m.	0.0 sq. ft.
GROUND FLOOR	567.4 sq. m.	6,107 sq. ft.
2nd to 4th FLOOR	3 x 1,022.6 sq. m.	3,067.8 sq. m.
5th to 22nd FLOOR	18 x 6,482.2 sq. m.	116,322 sq. m.
23rd to 26th FLOOR	4 x 5,551.1 sq. m.	22,204.4 sq. m.
TOTAL AREA	17,805 sq. m.	188,064 sq. ft.
TOWER FOOTPRINT	793.40 sq. m.	8,540 sq. ft.

### UNIT STATISTICS

ONE BEDROOM UNIT	12
ONE BEDROOM + DEN UNIT	18
TWO BEDROOM UNIT	51
TWO BEDROOM + DEN UNIT	136
TOTAL	217

### CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	-1.2 PER UNIT	260
VISITOR	-0.2 PER UNIT	43
COMMERCIAL RESTAURANT	-10 PER 100m <sup>2</sup> GFA	57
TOTAL		360

### PROVIDED

RESIDENCE	-1.0 PER UNIT	217
VISITOR	-0.2 PER UNIT	43
COMMERCIAL RESTAURANT	-10 PER 100m <sup>2</sup> GFA	57
TOTAL		317

### BICYCLE PARKING

REQUIRED

RESIDENCE	-0.5 PER UNIT	109
COMMERCIAL RESTAURANT	-1 PER 250m <sup>2</sup> GFA	2
TOTAL		110

PROVIDED

PARKING LEVEL	-0.5 PER UNIT	109
EXTERIOR AT GRADE		10
TOTAL		119

### LOT COVERAGE

PAVED SURFACE	= 486.3 sq. m.	9.9%
BUILDING FOOTPRINT	= 2,024.4 sq. m.	41.5%
LANDSCAPE OPEN SPACE	= 2,171.0 sq. m.	44.3%
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 (22nd FLOOR)	30.0 sq. m.
PRIVATE BALCONIES	1,065.0 sq. m.
TOTAL	2,590.0 sq. m.
TOTAL COMMUNAL	1,310.0 sq. m.
REQUIRED - 6.0M <sup>2</sup> PER UNIT (217)	1,302.0 sq. m.
REQUIRED COMMUNAL @ 50%	65.0 sq. m.

### SOLID WASTE

GARBAGE	0.110 Y <sup>3</sup> PER UNIT	24 Y <sup>3</sup>
RECYCLING - GMP	0.018 Y <sup>3</sup> PER UNIT	4 Y <sup>3</sup>
RECYCLING - FIBRE	0.038 Y <sup>3</sup> PER UNIT	8 Y <sup>3</sup>
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	5

### LEGAL DESCRIPTION

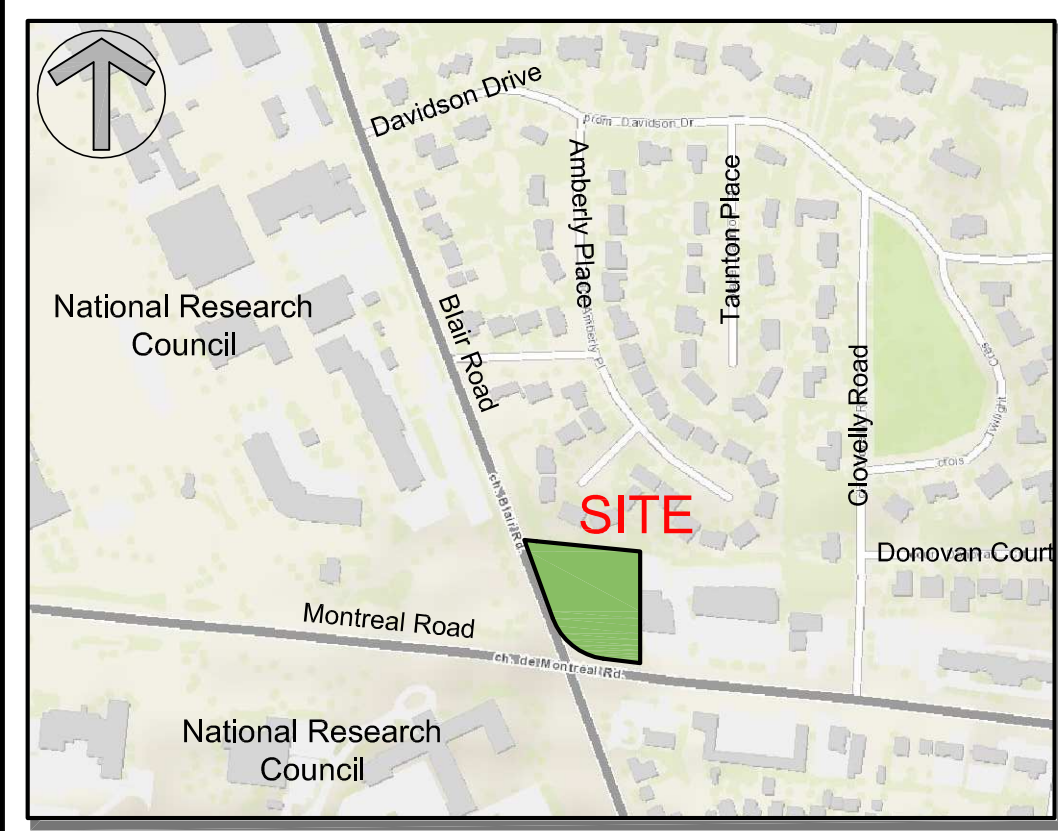
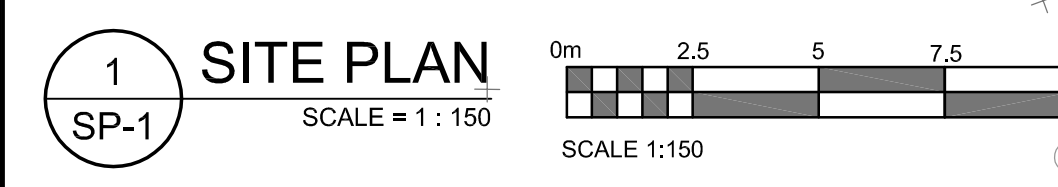
TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 20 CONCESSION 1 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA Prepared by Farley, Smith & Denis Surveying Ltd

### URBAN PLANNER

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### REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC APPLICATION	Aug. 31, 22
2	ISSUED TO CONSULTANT	Aug. 22, 22
3	ISSUED FOR CONSULTANT REVIEW	Aug. 08, 22
4	ISSUED FOR REVIEW	July 27, 22
5	ISSUED FOR UDRP	Sept 10, 21
6	ISSUED FOR ZONING AMENDMENT APP.	May 10, 21



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