



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	R3K1[631] AM10[2199]
SITE AREA	4,881.7 sq. m. (62,540 sq. ft.)
BUILDING HEIGHT - AM10	30.0 m
BUILDING HEIGHT - R3K	10.0 m
YARD SETBACK (ALL) - AM10	6.0 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 'A'	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	
(CITY OF OTTAWA ZONING AREA)	
PARKING LEVEL	0.0 sq. m. / 0.00 sq. ft.
GROUND FLOOR	614.8 sq. m. / 6,619 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	568.9 sq. m. / 6,087 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
ONE BEDROOM + DEN UNIT	96
TWO BEDROOM UNIT	69
TWO BEDROOM + DEN UNIT	62
TOTAL	254

CAR PARKING

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

BICYCLE PARKING

REQUIRED	
RESIDENCE	-0.5 PER UNIT
COMMERCIAL RESTAURANT	-1 PER 250m² GFA
TOTAL	129
PROVIDED	
PARKING LEVEL	-1.0 PER UNIT
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	= 2,599.0 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 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 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 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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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

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