



PROJECT INFORMATION		
Zoning By-law 2008-250 Consolidation	AM10(2894) 9476	SITE AREA 0.488 ha, 4,881.7 sq. m. (52,549) sq. ft.
BUILDING HEIGHT	81.5m	REQUIRED 25 STOREYS / 78.0m (GEO. ELEV.) 98.82
GRADE (GEO. ELEV.)	ASL	PROVIDED (GEO. ELEV.) 98.82
FRONT YARD SETBACK	2.1m	2.9m
CORNER SIDE YARD SETBACK	5.5m	5.7m
INTERIOR YARD SETBACK	11.0m	0.5m
REAR YARD SETBACK	0.5m	19.3m
AMENITY AREA - TOTAL PER UNIT	6.0m <sup>2</sup>	1,512m <sup>2</sup>
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0m <sup>2</sup>	800m <sup>2</sup>
VEHICLE PARKING - RESIDENTIAL AREA C (0.7 per unit)	170	178
VEHICLE PARKING - VISITOR ONLY - AREA C (0.2 per unit)	50	50
VEHICLE PARKING - COMM. RETAIL / PERSONAL SERVICE (3.4 per 100m <sup>2</sup> of GFA)	16	16
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	128	190
BICYCLE PARKING - COMMERCIAL - 1 PER 250m <sup>2</sup> GFA	3	6
ASIS & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m

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.

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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

DRAWING NOTES		PROJECT STATISTICS	
1	PROPERTY LINE	<b>GROSS BUILDING - AREAS</b>	
2	PROPOSED ROW (ROAD / INTERSECTION WIDENING)	GROUND LEVEL	
3	CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS THROUGH DRIVEWAY	0.0 sq. m.	
4	REPLACE EXISTING DEPRESSED CURB & SIDEWALK WITH NEW 2.1M WIDE SIDEWALK TO CITY STANDARDS	0.0 sq. m.	
5	ASPHALT DRIVE WAY WITH 150 BARRIER CURBS	691.8 sq. m.	
6	BICYCLE PARKING SPACE	7,446 sq. ft.	
7	EXISTING FIRE HYDRANT	2nd FLOOR	
8	SHORT TERM PARKING	1,040.0 sq. m.	
9	OUTLINE OF UNDERGROUND PARKING LEVEL	3rd & 4th FLOOR	
10	EXISTING RETAINING WALL	2 x 1,000.0 sq. m.	
11	AIR INTAKE / EXHAUST GRILL	2,200.0 sq. m.	
12	EXISTING TREET AREA TO REMAIN, CLEAN AND MAKE SAFE.	5th FLOOR	
13	EXISTING FENCE CHAIN LINK / BOARD	638.45 sq. m.	
14	EXISTING TREE TO BE REMOVED	6th & 28th FLOOR	
15	CONCRETE RETAINING WALL WITH GUARD RAILING AS REQUIRED. HEIGHT VARIES	21 x 639.45 sq. m.	
16	SOFT LANDSCAPING	13,428.5 sq. ft.	
17	OUTLINE OF BUILDING ABOVE	21 x 6,893 sq. ft.	
18	BALCONY ABOVE	MECHANICAL LEVEL	
19	PARKING GARAGE ACCESS WITH TRENCH DRAIN	0.0 sq. m.	
20	NATURAL GAS EQUIPMENT	TOTAL AREA	
21	STORM WATER TANK (CISTERNS) IN PARKING GARAGE	17,240.1 sq. m.	
22	SIAMSE CONNECTION	185,571 sq. ft.	
23	EXISTING CHAIN LINK / BOARD FENCE TO BE REMOVED	TOWER FOOTPRINT	
24	EXISTING UTILITY / STREET LIGHT / TRAFFIC POLE	804.6 sq. m.	
25	EXISTING STONE WALL TO REMAIN	6,861 sq. ft.	
26	6.0 METRE WIDE FIRE ROUTE	<b>UNIT STATISTICS</b>	
27	HARD SURFACE WALKWAY	STUDIO UNIT 0.4%	
28	RIVER STONE EGGED / SPILLWAY	ONE BEDROOM UNIT 18.0%	
29	SEASONAL SNOW STORAGE	ONE BEDROOM + DEN UNIT 40.1%	
30	EXISTING UTILITY EQUIPMENT REMOVED AS REQUIRED	TWO BEDROOM UNIT 17.0%	
31	AT GRADE EXTERIOR AMENITY AREA	TWO BEDROOM + DEN UNIT 23.5%	
32	ENTRY TO SERVICE CORRIDOR	TOTAL 100.0%	
33	PROPOSED BUILDING SERVICES, SEE CIVIL	COMMERCIAL AREA	
34	BIOSWALE, SEE CIVIL	691.8 sq. m.	
35	PAD MOUNTED TRANSFORMER	7,446 sq. ft.	
36	REMOVE EXISTING UTILITY / LIGHT POLE	<b>CAR PARKING</b>	
37	POPS - 200m <sup>2</sup> LEISURE AREA	<b>REQUIRED BY ZONING BY-LAW</b>	
38	RELOCATED HYDRO POLE	RESIDENCE - 0.7 PER UNIT 176	
39	NEW CURB LOCATION AS PER CITY OF OTTAWA'S STREET ALIGNMENT PLAN	VISITOR - 0.2 PER UNIT 50	
40	2.1m HT. PRIVACY SCREEN	COMMERCIAL 20% OF BUILDING - 3.4 PER 100m <sup>2</sup> GFA 16	
41	REINSTATE 150mm HT. CONCRETE MEDIUM	TOTAL 242	
42	TURFSTONE PAVEMENT 100 BY PERIMCON UTILITY ACCESS	<b>PROVIDED</b>	
43	RAISED PLANTER	RESIDENCE - 0.7 PER UNIT 178	
44	SCREEN WALL	VISITOR - 0.2 PER UNIT 50	
45	PROPOSED EDGE OF CITY SIDEWALK	COMMERCIAL 20% OF BUILDING - 3.4 PER 100m <sup>2</sup> GFA 16	
		TOTAL 244	

SITE PLAN SYMBOLS	
	CONCRETE UNIT PAVERS SURFACE
	CONCRETE WALK
	BIOSWALE - SEE CIVIL
	UTILITY ACCESS ROAD: TURFSTONE PAVEMENT 100 BY PERIMCON
	SOFT LANDSCAPING
	BIKE RACK
	TWO WAY VEHICLE CIRCULATION
	MAIN ENTRANCE
	COMMERCIAL / EXIT DOOR
	PROPERTY LINE
	EXTERIOR LIGHTING
	CITY STREET LIGHTING

LOT COVERAGE	
PAVED SURFACE	426.5 sq. m. 8.7%
BUILDING FOOTPRINT	1,769.0 sq. m. 36.2%
LANDSCAPE OPEN SPACE	2,286.2 sq. m. 46.9%
POPS #1	200.0 sq. m. 4.1%
POPS #2	200.0 sq. m. 4.1%
<b>TOTAL</b>	<b>4,881.7 sq. m. 100.0%</b>

AMENITY SPACE	
EXTERIOR AT GRADE PATIO	420.0 sq. m.
EXTERIOR NORTH LAWN	200.0 sq. m.
1st FLOOR AMENITY ROOM	180.0 sq. m.
PRIVATE TERRACE (2nd FLOOR)	300.0 sq. m.
PRIVATE TERRACE (5th FLOOR)	320.0 sq. m.
PRIVATE TERRACE (28th FLOOR)	120.0 sq. m.
PRIVATE BALCONIES	1,000.0 sq. m.
<b>TOTAL</b>	<b>2,540.0 sq. m.</b>
TOTAL COMMUNAL	800.0 sq. m.
REQUIRED - 6.0M <sup>2</sup> PER UNIT (252)	1,512.0 sq. m.
REQUIRED COMMUNAL @ 50%	756.0 sq. m.

SOLID WASTE	
GARBAGE	0.110 Y <sup>2</sup> PER UNIT 28 Y <sup>2</sup>
RECYCLING - GMP	0.018 Y <sup>2</sup> PER UNIT 5 Y <sup>2</sup>
RECYCLING - FIBRE	0.038 Y <sup>2</sup> PER UNIT 10 Y <sup>2</sup>
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 5

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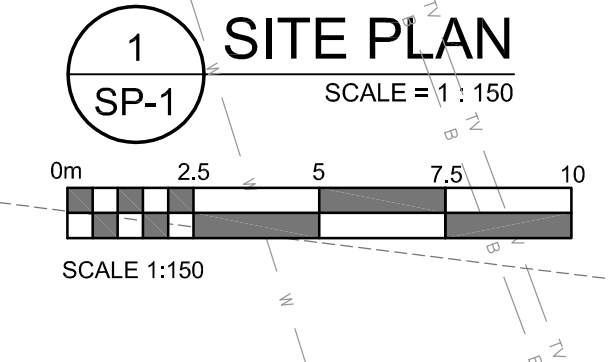
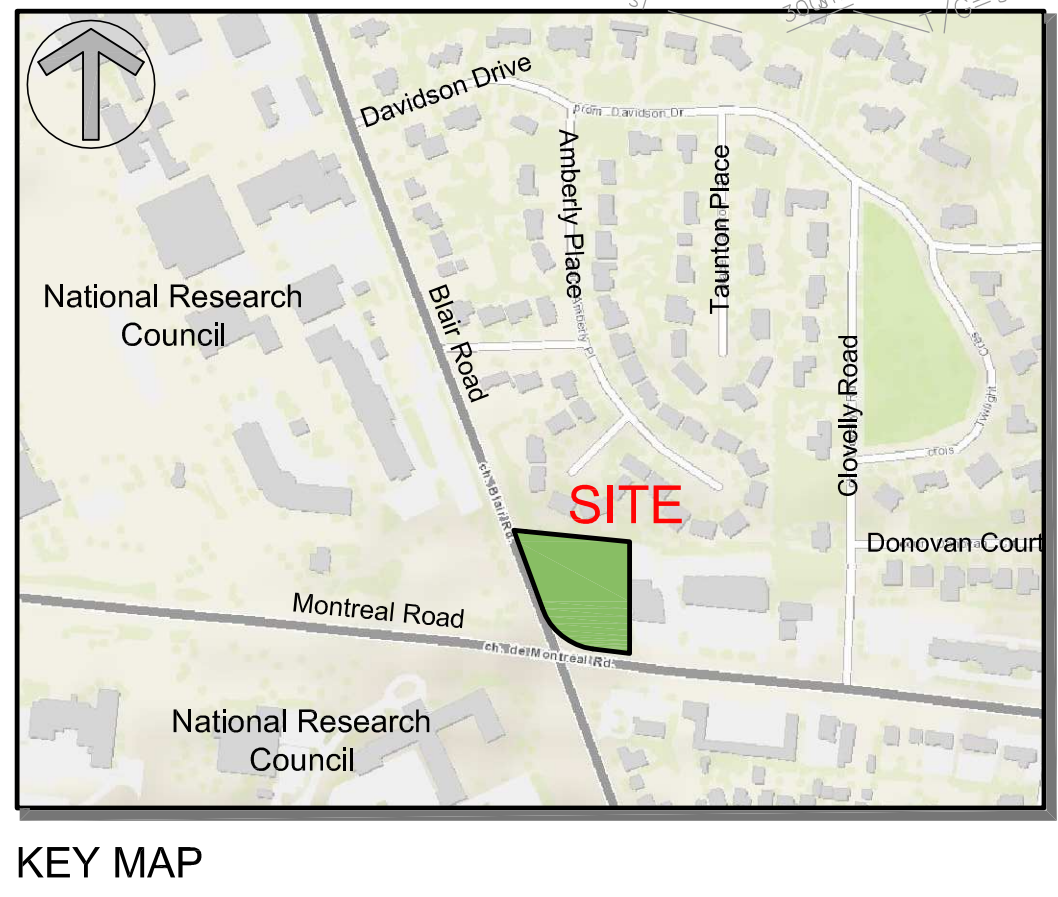
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**LEGAL DESCRIPTION**  
TOPOGRAPHIC PLAN OF SURVEY OF  
PART OF LOT 20  
CONCESSION 1 (OTTAWA FRONT)  
GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
CITY OF OTTAWA  
Prepared by Farley, Smith & Denis Surveying Ltd



D07-12-22-0132 Plan # 18876