

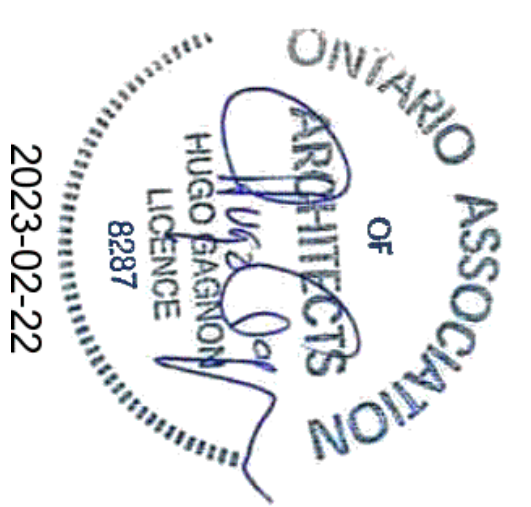


# NEUF

ARCHITECT(E)S

SPLIST OF DRAWINGS	
SHEET NUMBER	SHEET NAME

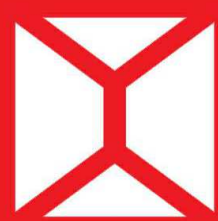
SPA-01	COVER PAGE
SPA-02	SITE PLAN (ROOF LEVEL)
SPA-03	PARKING LEVEL 1 & 2
SPA-04	GROUND LEVEL
SPA-05	ELEVATIONS
SPA-06	ELEVATIONS



**381 KENT STREET**

OTTAWA  
CLIENT : KATASA

**NEUF**  
ARCHITECT(E)S



- SITE PLAN CONTROL
- COORDINATION Coordination
- PERMIS Permit
- SOUSSION Tender
- RÉVISION GÉNÉRALE General revision
- CONSTRUCTION Construction
- FIN DES TRAVAUX Record Drawings



**LEGEND OF SYMBOLS**

---	PROPERTY LINE
---	SET BACK LINE
---	FENCE

**PROJECT INFORMATIONS**

<b>ZONING</b>	
ZONING	RAUD(479)
LOT	32 TO 34 GILMORE ST. & 32 TO 35 JAMES ST.
LOT AREA	3 822 m <sup>2</sup>

<b>REQUIRED</b>	
PARK (10%)	382.4 m <sup>2</sup>
BUILDING FOOTPRINT	N/A
FOOTPRINT SPACE INDEX	N/A
MAXIMUM BUILDING HEIGHT	30m

<b>PROVIDED</b>	
PARK	385 m <sup>2</sup>
BUILDING FOOTPRINT	2 520 m <sup>2</sup>
FOOTPRINT SPACE INDEX	0.52
MAXIMUM BUILDING HEIGHT	32.5m

**SETBACKS**

<b>REQUIRED</b>	
MINIMUM FRONT YARD SETBACK (Gilmour, north)	1.5 m
MINIMUM CORNER SIDE YARD SETBACK (Kent, west)	1.5 m
MINIMUM INTERIOR SIDE YARD SETBACK (James, south)	1.5 m
MINIMUM REAR YARD SETBACK (east)	1.5 m

<b>PROVIDED</b>	
MINIMUM FRONT YARD SETBACK (Gilmour, north)	2.5m
MINIMUM CORNER SIDE YARD SETBACK (Kent, west)	2.6 & 5.1 m
MINIMUM INTERIOR SIDE YARD SETBACK (James, south)	1.4, 1.6 and 3.0-3.4m
MINIMUM REAR YARD SETBACK (east)	1.4, 1.6 and 3.0-3.4m

**AREA SUMMARY**

LOT AREA:	3 822 m <sup>2</sup>
GROUND FLOOR AREA:	2 520 m <sup>2</sup>
BUILDING GFA:	20 869 m <sup>2</sup>
PARK (10%):	385 m <sup>2</sup>
P.O.P.S.:	136 m <sup>2</sup>

LOT AREA	GROSS AREA
3 822 m <sup>2</sup>	20 869 m <sup>2</sup>
COS = 5,6	

LOT AREA	SURFACE BRUTE - GROUND FLOOR
3 822 m <sup>2</sup>	2 520 m <sup>2</sup>
CES = 0,52	

**UNIT STATISTICS**

UNIT TYPE	QUANTITY	AREA
1BR	55	5 715 m <sup>2</sup>
1BR + D	31	2 520 m <sup>2</sup>
2BR	56	4 729 m <sup>2</sup>
3BR	10	1 250 m <sup>2</sup>
STUDIO	18	862 m <sup>2</sup>
TOWNHOUSE(1BD)	4	253 m <sup>2</sup>
TOWNHOUSE(1BD+DEN)	3	234 m <sup>2</sup>
TOWNHOUSE(2BD)	2	197 m <sup>2</sup>

TOTAL QUANTITIES	TOTAL AREA
219	15 760 m <sup>2</sup>

**AMENITY**

<b>REQUIRED</b>	
TOTAL AMENITY : 218 UNITS X 6m <sup>2</sup>	1 308 m <sup>2</sup>
MIN. 50% COMMUNAL AREA	654 m <sup>2</sup>

<b>PROVIDED</b>	
AMENITY	995 m <sup>2</sup>
BALCONY AND LOGGIA	809 m <sup>2</sup>
COMMUNAL AREA	669 m <sup>2</sup>
TERACCE	508 m <sup>2</sup>
	2 980 m <sup>2</sup>

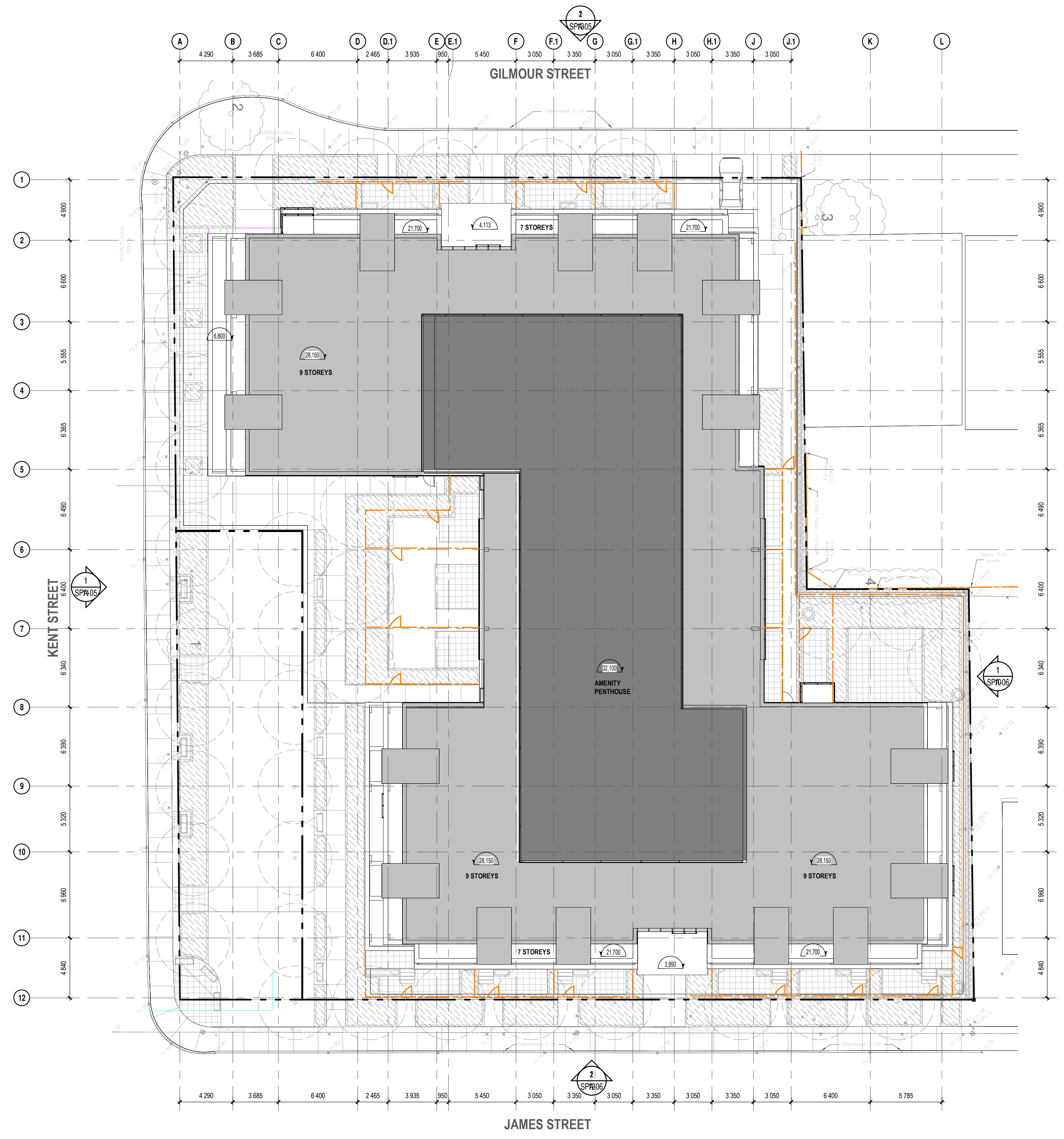
**GROSS FLOOR AREA**

RENTAL AREA	AREA
GROUND FLOOR	1 314 m <sup>2</sup>
2ND FLOOR	1 831 m <sup>2</sup>
3RD FLOOR	1 841 m <sup>2</sup>
4TH FLOOR	1 841 m <sup>2</sup>
5TH FLOOR	1 841 m <sup>2</sup>
6TH FLOOR	1 841 m <sup>2</sup>
7TH FLOOR	1 841 m <sup>2</sup>
8TH FLOOR	1 706 m <sup>2</sup>
9TH FLOOR	1 706 m <sup>2</sup>
TOTAL AREA	15 760 m <sup>2</sup>

CATEGORIES OF SPACES	AREA
AMENITY	257 m <sup>2</sup>
BALCONY AND LOGGIA	809 m <sup>2</sup>
CIRCULATION	2 316 m <sup>2</sup>
COMMERCIAL	171 m <sup>2</sup>
COMMUNAL AREA	669 m <sup>2</sup>
TECHNICAL SPACE	379 m <sup>2</sup>
TERACCE	508 m <sup>2</sup>
TOTAL AREA	20 869 m <sup>2</sup>

**BASEMENT**

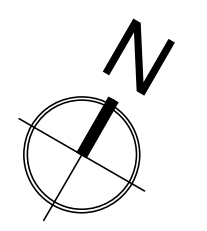
CATEGORIES OF SPACES	AREA
Not Placed	0 m <sup>2</sup>
RENTAL AREA	0 m <sup>2</sup>
BASEMENT LEVEL 2	
AMENITY	488 m <sup>2</sup>
CIRCULATION	111 m <sup>2</sup>
PARKING	2 783 m <sup>2</sup>
TECHNICAL SPACE	16 m <sup>2</sup>
BASEMENT LEVEL 1	
AMENITY	270 m <sup>2</sup>
CIRCULATION	109 m <sup>2</sup>
PARKING	2 833 m <sup>2</sup>
TECHNICAL SPACE	365 m <sup>2</sup>
Grand total: 34	6 756 m <sup>2</sup>



**SITE PLAN**  
1:200

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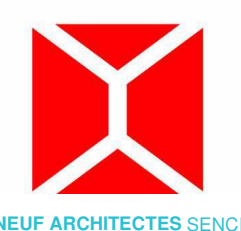
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2023-02-22

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**OUVRAGE / Project**  
**381 KENT STREET**

**EMPLACEMENT / Location** OTTAWA  
**NO PROJET No.** 12399

**NO RÉVISION** 01  
**DATE (aa-mm-ii)** 23-02-20

**DESIGNÉ PAR / Drawn by** MM  
**DATE (aa-mm-ii)** 23.02.20  
**TITRE DU DESSIN / Drawing Title** SITE PLAN (ROOF LEVEL)

**VÉRIFIÉ PAR / Checked** HG  
**ÉCHELLE / Scale** As indicated

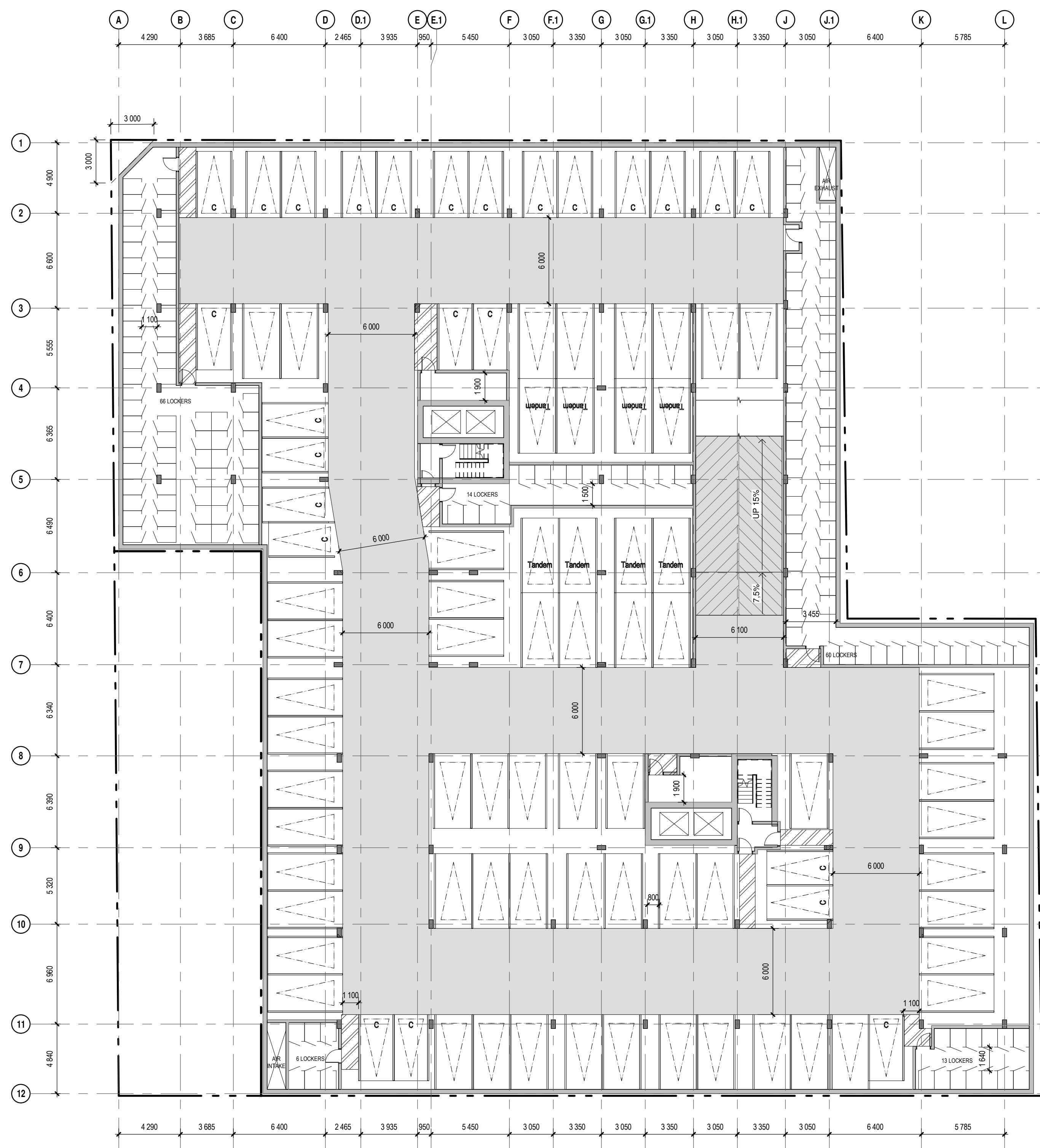
**REVISION / Revision** NO. DESSIN / Dwg Number

**SPA-02**

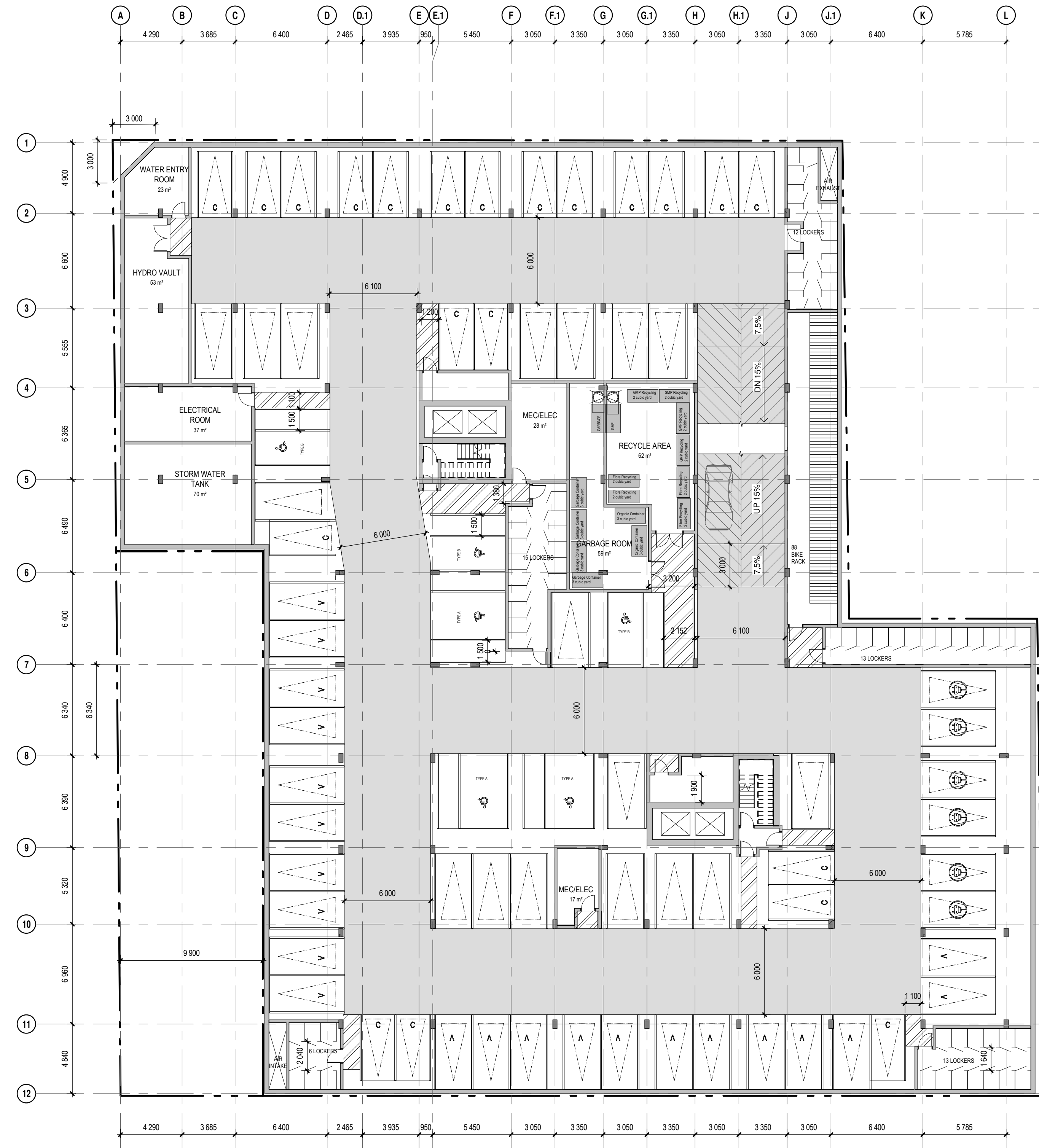
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LEGEND OF PARKING SYMBOLS		PARKING SPACE		BICYCLE		LOCKERS	
	CAR ACCESS RAMP (LEVELS-PARKING)	TYPE	TOTAL	TYPE	TOTAL	TYPE	TOTAL
	COMPACT PARKING (2400mmx4600mm)	BASEMENT LEVEL 2		BASEMENT LEVEL 1		BASEMENT LEVEL 2	
	ACCESSIBLE PARKING TYPE A (3400mmx5200mm) TYPE B (2400mmx5200mm)	Compact Parking (2400mmx4600mm)	25	HORIZONTAL SPACE 1930Lx230W STACKED	88	DTL - 1100 x 1300	90
	ELECTRIC PARKING (2600mmx5200mm)	Tandem Parking (2600mmx5200mm)	6	GROUND FLOOR		DTL - 1300 x 1100	69
	VISITOR PARKING (2600mmx5200mm)	Typical Parking (2600mmx5200mm)	56	HORIZONTAL SPACE 1800Lx600W	6	BASEMENT LEVEL 1	
		Electric Parking (2600mmx5200mm)	6	HORIZONTAL SPACE 1930Lx230W STACKED	16	DTL - 1100 x 1300	46
		Typical Parking (2600mmx5200mm)	17	Grand total: 110		DTL - 1300 x 1100	13
		Visitor Parking (2600mmx5200mm)	22	*REQUIRED BIKE SPACE: 0.5 PER UNIT + (210x55) + 100		Grand total: 218	59
		Grand total: 161	161				218
		*REQUIRED PARKING SPACE: 0.5 PER UNIT + 0.1 PER UNIT FOR VISITORS + (210x55) + (210x55) + 100					



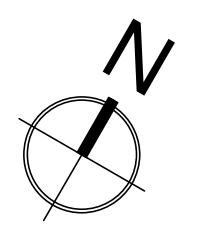
**BASEMENT LEVEL 2**  
1 : 200



**BASEMENT LEVEL 1**  
1 : 200

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2023-02-22

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OUVRAGE Project  
**381 KENT STREET**

EMPLACEMENT Location NO PROJET No.  
OTTAWA 12399

NO RÉVISION DATE (aa-mm-jj)  
01 SITE PLAN CONTROL 23-02-20

Préliminaire  
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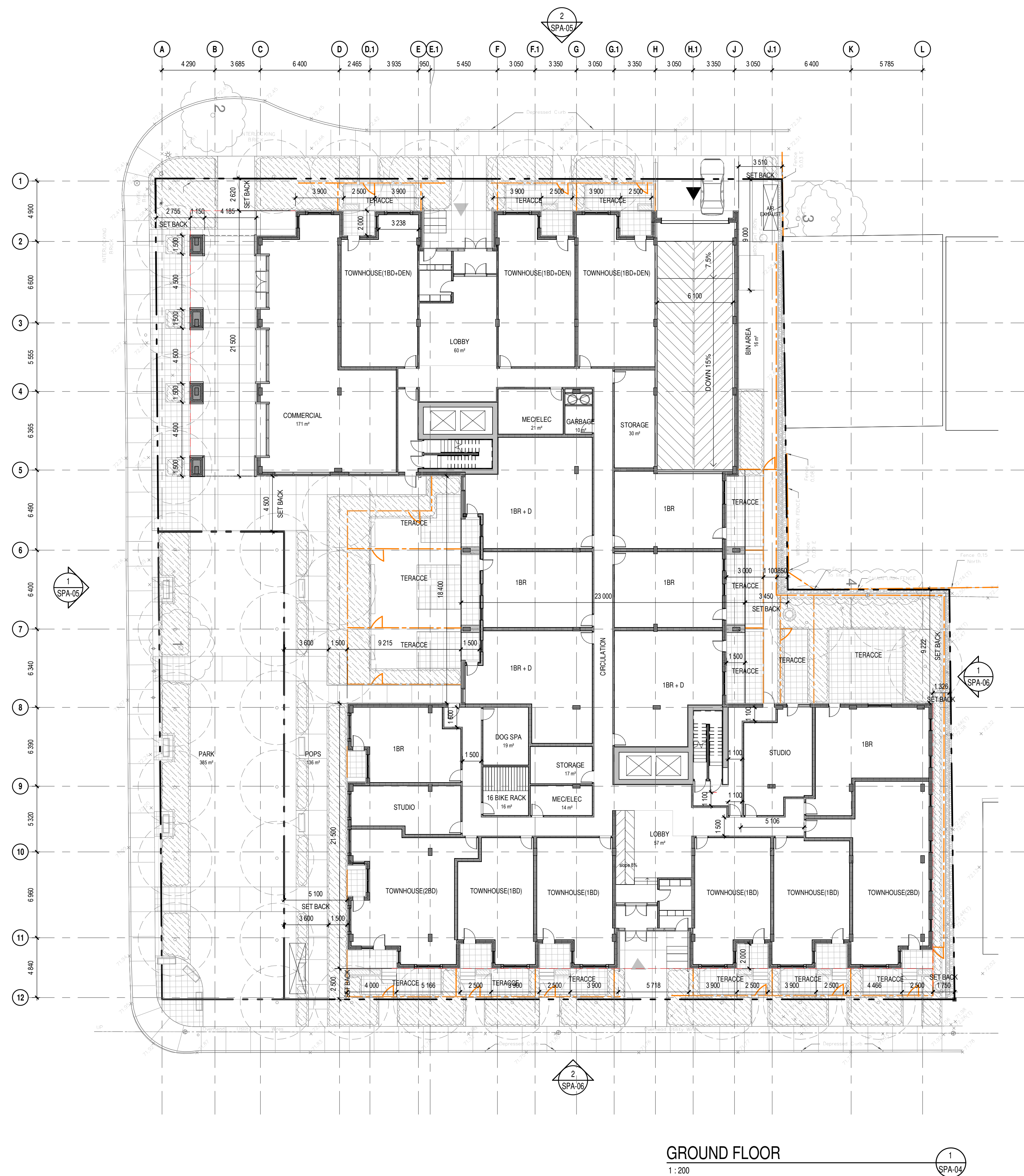
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MM HG  
DATE (aa.mm.jj) 23.02.20 ÉCHELLE Scale  
As indicated  
TITRE DU DESSIN Drawing Title

**PARKING LEVEL 1 & 2**

RÉVISION Revision NO. DESSIN Dwg Number  
**SPA-03**

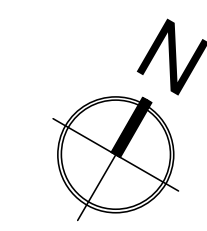


LEGEND OF SYMBOLS	
	PROPERTY LINE
	SET BACK LINE
	FENCE



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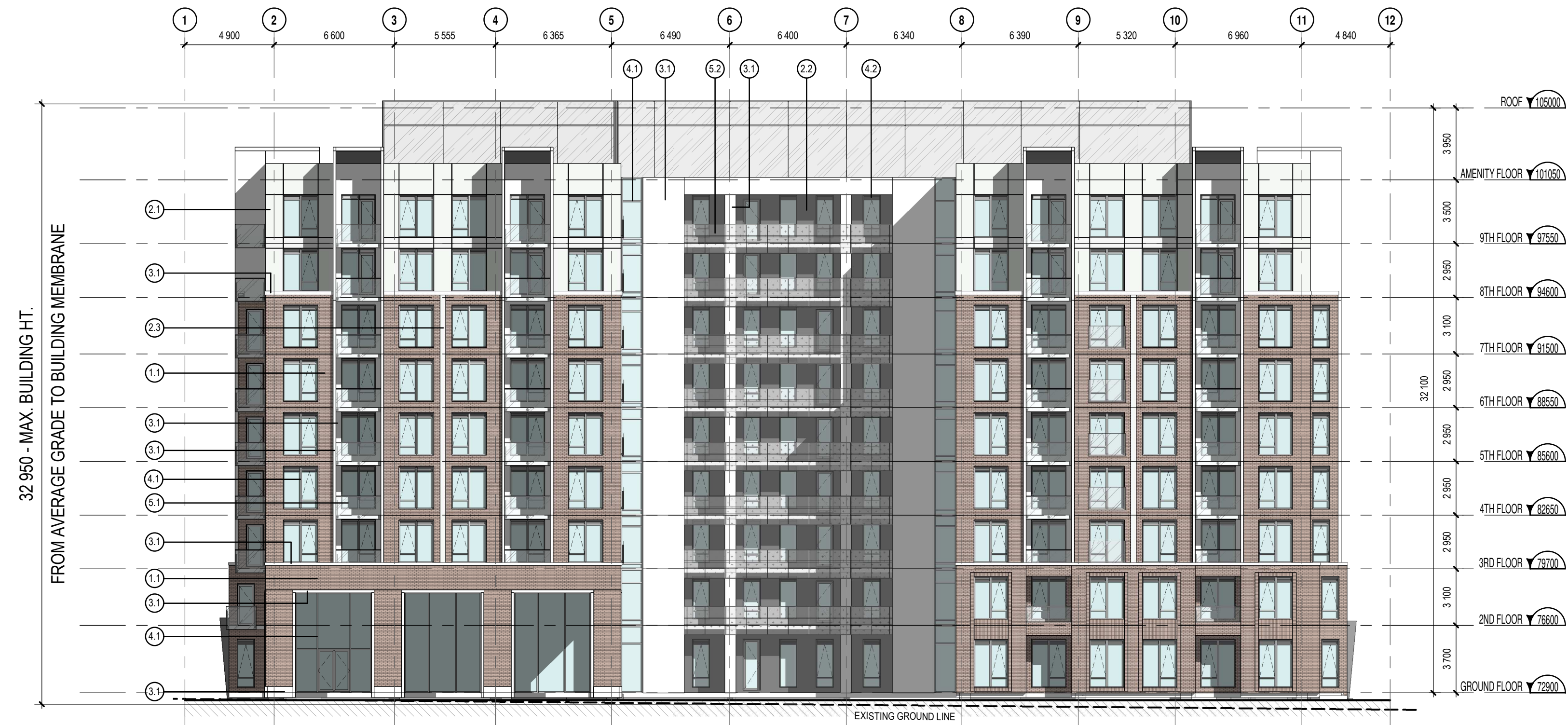
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 TITRE DU DESSIN Drawing Title

**GROUND LEVEL**

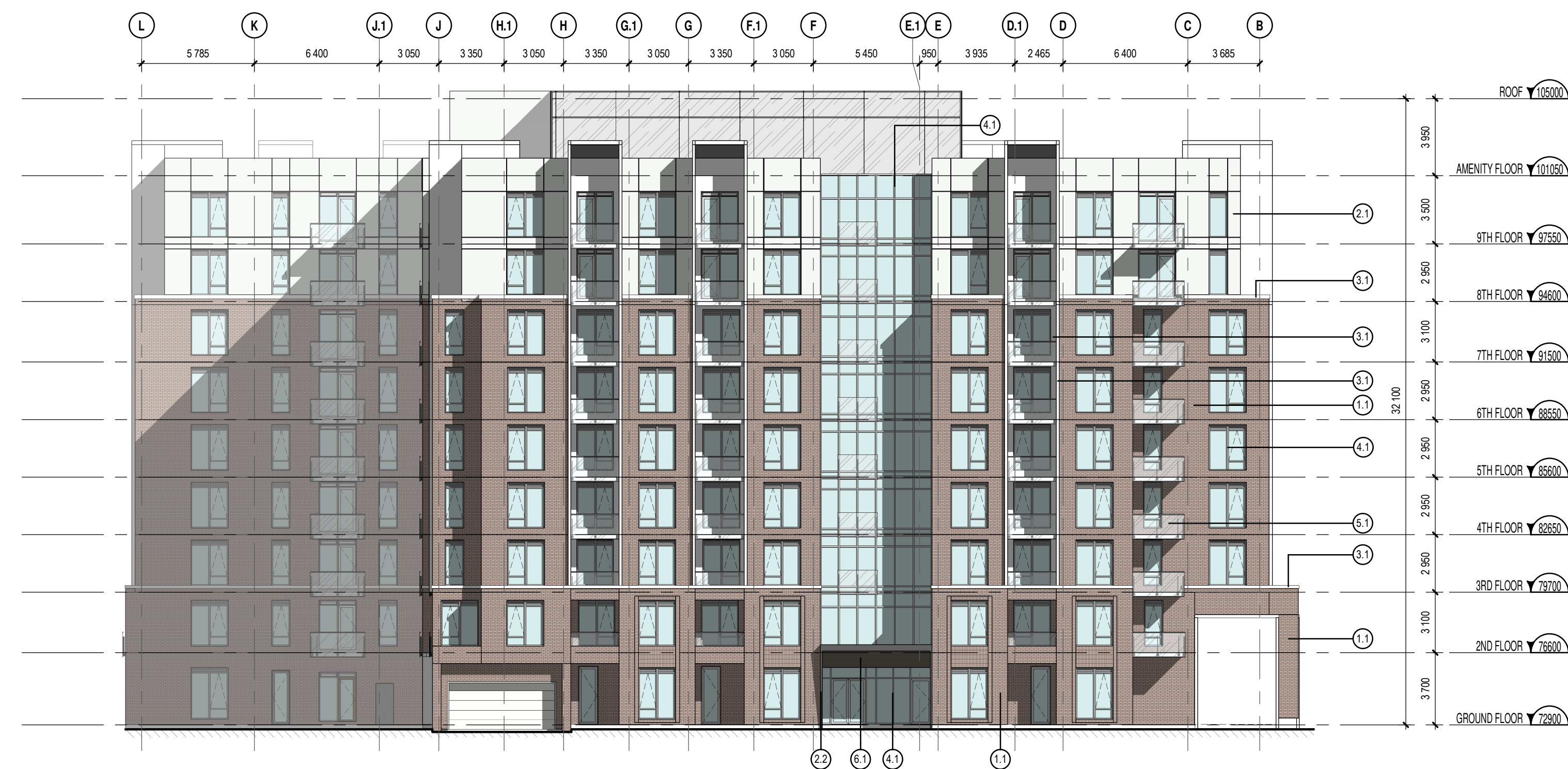
RÉVISION Revision NO. DESSIN Dwg Number  
**SPA-04**



EXTERIOR FINISHES LEGEND	
1. MASONRY	
1.1	BRICK PRODUCT TO BE CONFIRMED
2. METAL CLADDING	
2.1	PRE-PANDED ALUMINUM PANEL FINISH: WHITE (COLOR CODE TBC)
2.2	PRE-PANDED ALUMINUM PANEL FINISH: CHARCOAL (COLOR CODE TBC)
2.3	PAINTED STEEL "C" CHANNEL MOLDING FINISH: WHITE
3. CONCRETE	
3.1	PRECAST CONCRETE PANEL FINISH: WHITE
3.2	PAVING ON FOUNDATION FINISH: NATURAL
4. WINDOW, DOORS AND CURTAINS	
4.1	ALUMINUM FRAME FOR WINDOWS, DOORS AND CURTAIN WALLS FINISH: NEUTRAL CLEAR ANODIZED
4.2	ALUMINUM FRAME FOR WINDOWS, DOORS AND CURTAIN WALLS FINISH: CHARCOAL (COLOR CODE TBC)
4.3	GLASS SPANDREL PANEL FINISH: LIGHT GREY
4.4	PAINTED STEEL FRAME AND DOOR FINISH: TO MATCH THE NEUTRAL CLEAR ANODIZED ALUMINUM
5. RAILINGS AND SCREENS	
5.1	BALCONY RAILING, TYPE 1 FINISH: NEUTRAL CLEAR ANODIZED ALUMINUM FRAME AND PATTERNED GLASS
5.2	BALCONY RAILING, TYPE 2 FINISH: PRE-PANDED WHITE ALUMINUM FRAME AND PATTERNED GLASS
6. WOOD PANEL	
6.1	WOOD PANEL, TYPE 1 FINISH: WHITE BIRCH
6.2	WOOD PANEL, TYPE 2 FINISH: DARK WALNUT



ELEVATION - KENT STREET (WEST)  
1:200



ELEVATION - GILMOUR STREET (NORTH)  
1:200

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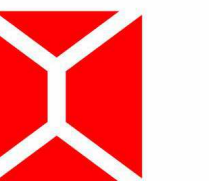
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OUVRAGE Project

**381 KENT STREET**

EMPLACEMENT Location

**OTTAWA**

NO PROJET No.

**12399**

NO RÉVISION

01 SITE PLAN CONTROL

DATE (aa-mm-jj)

23-02-20

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DESSINÉ PAR Drawn by

MM

VÉRIFIÉ PAR Checked

HG

DATE (aa.mm.jj)

23.02.20

ÉCHELLE Scale

As indicated

**ELEVATIONS**

RÉVISION Revision

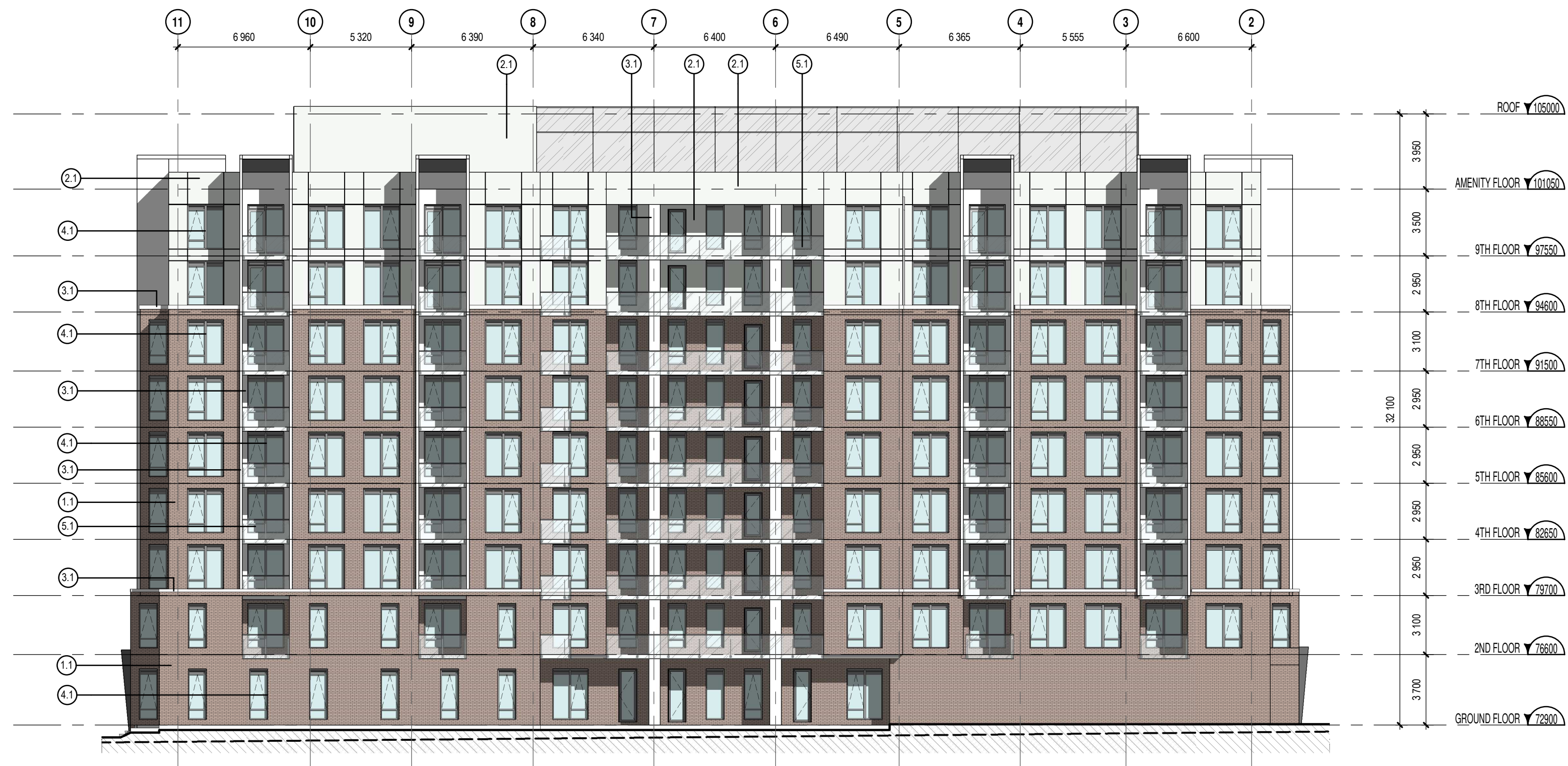
NO. DESSIN Dwg Number

**SPA-05**



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EXTERIOR FINISHES LEGEND	
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ELEVATION (EAST)  
1 : 200



ELEVATION - JAMES STREET (SOUTH)  
1 : 200

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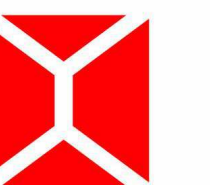
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2023-02-22

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OUVRAGE Project

**381 KENT STREET**

EMPLACEMENT Location

**OTTAWA**

NO PROJET No.

**12399**

NO RÉVISION

01 SITE PLAN CONTROL

DATE (aa-mm-ii)

23-02-20

DESSINÉ PAR Drawn by

MM

VÉRIFIÉ PAR Checked

HG

DATE (aa.mm.ii)

23.02.20

ÉCHELLE Scale

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TITRE DU DESSIN Drawing Title

**ELEVATIONS**

RÉVISION Revision

NO. DESSIN Dwg Number

**SPA-06**