



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. COPYRIGHT RESERVED.

NOTATION SYMBOLS:

- (01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (02) INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (03) INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (04) INDICATES DOOR TYPE: REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.
- (05) - DETAIL NUMBER
- (06) - TITLE
- (07) - DETAIL REFERENCE PAGE
- (08) - DETAIL CROSS REFERENCE PAGE

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	TM/2719/ S441	SITE AREA	1.69 ha, 16,930.6 sq. m, 162,239 sq. ft.
ZONING	REQUIRED	PROVIDED	
AREA "A" BUILDING HEIGHT ON Schedule 441	22 STOREYS / 78.0m	22 STOREYS / 78.0m	
AREA "B" BUILDING HEIGHT ON Schedule 441	32 STOREYS / 108.0m	32 STOREYS / 108.0m	
AREA "C" BUILDING HEIGHT ON Schedule 441	28 STOREYS / 96.0m	28 STOREYS / 96.0m	
FLOOR SPACE INDEX - MAX. 3 TOWERS	3.7	3.5	
TOWER FLOOR PLATE - MAX.	900m sq.	900m sq.	
TOWER SEPARATION - MIN.	20.0m	26.0m	
Montreal Road YARD SETBACK	4.0m	4.0m	
Montgomery Street YARD SETBACK	3.0m	3.0m	
North River Road YARD SETBACK	7.0m	7.0m	
Selkirk Street YARD SETBACK - VARIES	6.0m & 13.0m	6.0m & 13.0m	
TRANSPARENT GLAZING - Montreal & River Road only	40%	40%	
LANDSCAPE BUFFER - Selkirk Street	3.0m	3.0m	
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 per unit)	521	740	
VEHICLE PARKING - VISITOR (MIN. COMBINED VISITOR / COMMERCIAL)	35	68	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	554	761	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² OF GFA	8	8	
AMENITY AREA - TOTAL PER UNIT - 6.0m²	6,672m²	13,750m²	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²	3,336m²	4,980m²	
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m	
10% PARKLAND DEDICATION	1,693.06m²	1,694.0m²	

DRAWING NOTES

- PROPERTY LINE
- PHASE LINE
- CITY BOULEVARD WITH CYCLE TRACK BY CITY FORCES
- 2.0m WIDE CONCRETE STREET CURB / SIDEWALK, DEPRESSED & CONTINUOUS THROUGH ENTRANCE
-
- BENCHES, SEE LANDSCAPE
- EXISTING STREET CURB AND SIDEWALK
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- 150mm WIDE BARRIER CURB
- ENTRANCE TO GARAGE PARKING GARAGE
- 300mm WIDE FLUSH CURB
- EXISTING FIRE HYDRANT
- OUTLINE OF TOWER ABOVE
- TEMPORARY SNOW STORAGE
- 2.0m WIDE CYCLE LANE PAINTED ON STREET
- EX. CURB AND ASPHALT WALK TO BE REMOVED
- METAL GRATE - AIR SHAFT
- MOUNTABLE CURB
- WALL GRILL FOR BELOW GRADE PARKING GARAGE
- BELOW GRADE CISTERN IN PARKING GARAGE
- 1.2 x 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)
- HYDRO TRANSFORMER LOCATION IN PARKING GARAGE
- SIAMASE CONNECTION
- SHORT TERM LAY-BY PARKING
- TRAFFIC / LIGHT BOLLARD
- RAISED PLANTER, SEE LANDSCAPE FOR DETAILS
- TRAFFIC SIGN - STOP, FIRE ROUTE, LOADING etc.
- CITY BOULEVARD, 2.0m CONCRETE WALK, PLANTING STRIP, STREET CURB AND ON STREET PARKING
- PROPOSED UTILITIES, SEE CIVIL
-
- PEDESTRIAN WALKING SURFACE
- SERVICE / LOADING BAY: GARBAGE / DELIVERIES
- 5.0 x 5.0 METRE SIGHT TRIANGLE
- EXISTING UTILITY POLE
- 6.0m WIDE FIRE ROUTE
- BOLLARD STYLE BICYCLE RACK, SEE LANDSCAPE
- SIGN FOR FIRE TRUCKS NOTING UIG PARKING STRUCTURE BELOW, AS BE OFC REQUIREMENTS
- EXTERIOR TERRACE ABOVE PODIUM LEVEL
- BALCONIES
- ASPHALT DRIVING SURFACE
- PEDESTRIAN CROSSWALK WITH TWIS & DEPRESSED CURBS
- OUTLINE OF PHASE 2 ABOVE GRADE PARKING STRUCTURE
- PRIVACY SCREEN, SEE LANDSCAPE
- 10% PARKLAND DEDICATION

AMENITY AREA

AT GRADE EXTERIOR - COMMUNAL	800.0 sq. m.	
3rd FL. INTERIOR - COMMUNAL	620.0 sq. m.	
3rd FL. TERRACE - COMMUNAL	470.0 sq. m.	
4th FL. INTERIOR - COMMUNAL	350.0 sq. m.	
4th FL. TERRACE - COMMUNAL	950.0 sq. m.	
BALCONIES (ALL LEVELS) - PRIVATE	8,770.0 sq. m.	
PH1 & PH2 3rd FL. TERRACE - COMMUNAL	1,640.0 sq. m.	
TOTAL	13,750 sq. m.	13,750m²
TOTAL COMMUNAL	4,990 sq. m.	4,990m²
REQUIRED (1,107 UNITS X 6 m²) = 6,642 sq. m.		
REQUIRED COMMUNAL @ 50% = 3,321 sq. m.		

SITE COVERAGE

PARKLAND DEDICATION	10.00%	1,694.0 sq. m.
BUILDING FOOTPRINT PH-1	13.86%	2,345.8 sq. m.
BUILDING FOOTPRINT PH-2	10.95%	1,853.3 sq. m.
BUILDING FOOTPRINT PH-3	19.06%	3,227.4 sq. m.
PARKING DECK	12.55%	2,125.3 sq. m.
DRIVING SURFACE	10.37%	1,755.4 sq. m.
LANDSCAPE AREA	23.21%	3,929.4 sq. m.
TOTAL	100.0%	16,930.6 sq. m.

SITE PHASING AREA

PARKLAND DEDICATION	10.00%	1,694.0 sq. m.
PHASE 1	47.73%	9,080.2 sq. m.
PHASE 2	19.96%	3,380.1 sq. m.
PHASE 3	22.31%	3,777.3 sq. m.
TOTAL	100.00%	16,930.6 sq. m.

SITE PLAN LEGEND

- UNIT PAVERS ON PRIVATE BOULEVARD
- PRIVATE CONCRETE BOULEVARD
- CITY BOULEVARD PAVERS
- SOFT LANDSCAPING
- PARKLAND DEDICATION AREA
- CONCRETE SIDEWALK
- TEMPORARY SNOW STORAGE
- CYCLE TRACK
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- VEHICLE SERVICE ENTRANCE
- MAIN ENTRANCE
- COMMERCIAL ENTRY / FIRE EXIT
- PROPERTY LINE

PROJECT STATISTICS - OVERALL

GROSS BUILDING FLOOR AREA	
(OTTAWA ZONING DEFINITIONS)	17,196.1 sq. m.
PHASE 1 - TOWER "A"	185,097 sq. ft.
PHASE 2 - TOWER "B"	23,271.5 sq. m.
PHASE 3 - TOWER "C"	18,827.0 sq. m.
TOTAL COMMUNAL	4,990 sq. m.
TOTAL AREA ABOVE GRADE	59,204.5 sq. m.
UNIT STATISTICS	
STUDIO	39 61 75 175
1 BEDROOM UNIT	162 248 204 614
1 BEDROOM + STUDY UNIT	30 31 28 89
2 BEDROOM UNIT	61 93 78 232
2 BEDROOM + STUDY UNIT	2 0 0 112
TOTAL	294 433 385 1,112
COMMERCIAL UNIT - PH 1	1,489.9 sq. m.
COMMERCIAL UNIT - PH 2	16,037 sq. m.
COMMERCIAL UNIT - PH 3	476.8 sq. m.
COMMERCIAL UNIT - PH 4	5,132 sq. m.

CAR PARKING

REQUIRED	
RESIDENCE - PH 1	-0.5 PER UNIT AFTER 12 UNITS 141
RESIDENCE - PH 2	-0.5 PER UNIT AFTER 12 UNITS 211
RESIDENCE - PH 3	-0.5 PER UNIT AFTER 12 UNITS 187
VISITOR / COMMERCIAL	35
TOTAL	574
PROVIDED	
RESIDENCE - PH 1	-0.79 PER UNIT (294 UNITS) 232
RESIDENCE - PH 2	-0.50 PER UNIT (433 UNITS) 216
RESIDENCE - PH 3	-0.76 PER UNIT (385 UNITS) 282
VISITOR / COMMERCIAL	66
TOTAL	796

BICYCLE PARKING

REQUIRED	
RESIDENCE - PH 1	-0.5 PER UNIT (294 UNITS) 147
RESIDENCE - PH 2	-0.5 PER UNIT (433 UNITS) 217
RESIDENCE - PH 3	-0.5 PER UNIT (385 UNITS) 193
COMMERCIAL	-1 per 250 M² OF GFA 8
TOTAL	565
PROVIDED	
RESIDENCE - PH 1	-1.0 PER UNIT (294 UNITS) 294
RESIDENCE - PH 2	-0.5 PER UNIT (433 UNITS) 217
RESIDENCE - PH 3	-0.72 PER UNIT (385 UNITS) 333
COMMERCIAL	-1 per 250 M² OF GFA 8
TOTAL	852
LOCATION	
INTERIOR: P1, 1st, 2nd, 3rd FLOOR	784
EXTERIOR AT GRADE	68

PROJECT DEVELOPER
 Riverain Developments Inc.
 109 Allantic Ave, Suite 302B,
 Toronto ON
 M5K 1X4
 Tel: (416) 986-2119
 E-Mail: emily@mainandmain.ca

GEOTECHNICAL ENGINEER
Paterson Group
 154 Colonnade Road South
 Ottawa, Ontario
 K2E 7J5
 Tel: (613) 226-7381
 Email: MD'Arcy@Patersongroup.ca

URBAN PLANNER
J.L. Richards & Associates
 864 Lady Ellen Place
 Ottawa, ON
 K1Z 5M2
 Tel.: (613) 728-3571
 Fax: (613) 728-3571
 E-Mail: mrvet@jlrichards.ca

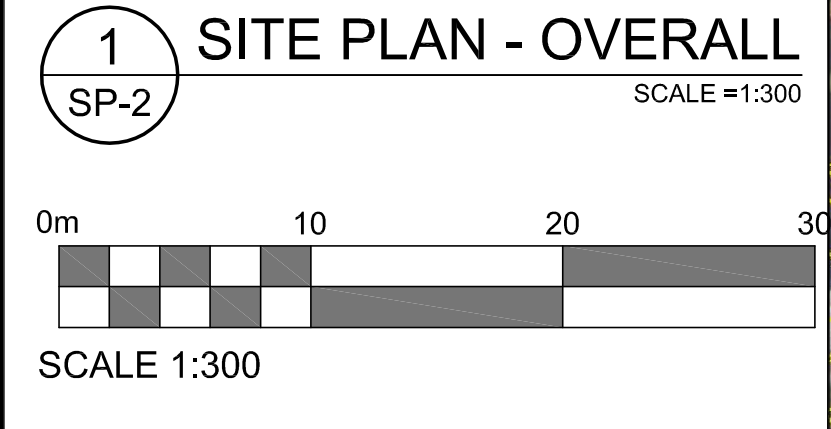
TRANSPORTATION ENGINEER
Parsons
 1223 Michael Street, Suite 100,
 Ottawa, ON
 K1J 7T2
 Tel: (613) 601-1528
 Cell: (343) 996-5362
 Email: Matthew.Mantle@parsons.com

LANDSCAPE ARCHITECT
Corush Sunderland Wright Ltd.
 319 McRae Avenue, Suite 502
 Ottawa, Ontario, Canada, K1Z 0B9
 Tel: (613) 729-4536
 Fax: (613) 729-3018
 Email: bennell@csww.ca

SURVEYOR
Annis O'Sullivan Vollebek Ltd.
 Ontario Land Surveyors
 14 Concourse Gate, Suite 500,
 Nepean, Ontario K2E 7S6
 Tel: (613) 727-4352
 Fax: (613) 727-1079
 Email: AndyS@aovltd.com

CIVIL ENGINEER
Lithos Group Inc.
 150 Bermondsley Road
 Toronto, ON M4A 1Y1
 Tel: (416) 750-7769
 Email: sarrah@lithosgroup.ca

LEGAL DESCRIPTION
 TOPOGRAPHICAL PLAN OF SURVEY OF
 LOTS 2, 4, 6, 8, 10, 12, 14, 16, 32, 33, 34,
 35 AND PART OF LOT 1
 REGISTERED PLAN 49 AND
 LOTS 14, 15, 16 AND
 PART OF LOTS 1, 2, 3, 4, AND 5
 REGISTERED PLAN 51 AND
 PART OF LOT 1
 JUNCTION GORE
 GEOGRAPHIC TOWNSHIP OF
 GLOUCESTER
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.



D07-12-23-0087