



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 UNLESS SIGNED BY THE ARCHITECT.
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NOTATION SYMBOLS:

- (N) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (A) INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (W) INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (D) INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- (T) TITLE
- (R) DETAIL REFERENCE PAGE
- (C) DETAIL CROSS REFERENCE PAGE

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 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 10:02 am, Sep 25, 2024

PROJECT INFORMATION

| | | | | | |
|--|--------------------------|-----------------|---------------------|-----------------|--------------------|
| Zoning By-law 2008-250 Consolidation | TM7(2719) S441 | SITE AREA | 1.69 ha. | 16,930.6 sq. m. | 162,239 sq. ft. |
| ZONING | AREA 'C' ON Schedule 441 | REQUIRED | 28 STOREYS / 96.0m | PROVIDED | 28 STOREYS / 96.0m |
| BUILDING HEIGHT | (GEO. ELEV.) 57.10 | (GEO. ELEV.) | 57.10 | (GEO. ELEV.) | 57.10 |
| GRADE (GEO. ELEVATION - ASL) | 3.7 | | 3.5 | | |
| FLOOR SPACE INDEX - MAX. 3 TOWERS | 900m ² | | 26.0m | | |
| TOWER FLOOR PLATE - MAX. | 20.0m | | 3.0m | | |
| TOWER SEPARATION - MIN. | 3.0m | | 6.0m | | |
| FRONT YARD SETBACK - Montgomery Street | 6.0m | | 3.0m | | |
| REAR YARD SETBACK - Selkirk Street | N.A. | | 3.0m | | |
| TRANSPARENT GLAZING - Montreal & River Road only | 40% | | 40% | | |
| LANDSCAPE BUFFER - Selkirk Street | 173 | | 266 | | |
| VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 per unit) | 35 | | 274 | | |
| VEHICLE PARKING - VISITOR (MIN. COMBINED VISITOR / COMMERCIAL) | 193 | | 193 | | |
| BICYCLE PARKING - 0.5 PER UNIT | 2,310m ² | | 4,050m ² | | |
| AMENITY AREA - TOTAL PER UNIT - 6.0m ² | 1,155m ² | | 6.0m | | |
| AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ² | 6.0m / 6.7m | | 6.0m | | |
| AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ² | 1,693.06m ² | | 1,694m ² | | |

AMENITY AREA

| | | |
|---|----------------|--|
| GROUND FLOOR INTERIOR - COMMUNAL | 196.0 sq. m. | |
| 4th FLOOR INTERIOR - COMMUNAL | 251.0 sq. m. | |
| 4th FLOOR EXTERIOR - COMMUNAL | 713.0 sq. m. | |
| BALCONIES (ALL LEVELS) - PRIVATE | 2,640.0 sq. m. | |
| TERRACE - PRIVATE | 300.0 sq. m. | |
| TOTAL | 4,050.0 sq. m. | |
| REQUIRED (385 UNITS X 6 m ²) = 2,310 sq. m. | | |
| REQUIRED COMMUNAL @ 50% = 1,155 sq. m. | | |

SOLID WASTE (385 UNITS)

| | | |
|---------------------|---------------------|----------|
| GARBAGE - COMPACTED | - 0.055 PER UNIT | 21 YARDS |
| RECYCLING GMP | - 0.018 PER UNIT | 7 YARDS |
| RECYCLING FIBER | - 0.038 PER UNIT | 15 YARDS |
| COMPOST | - 240L PER 50 UNITS | 8 |

PROJECT STATISTICS - PHASE 3

| | | |
|--|--------------------|-----------------|
| GROSS BUILDING FLOOR AREA (OTTAWA ZONING DEFINITION) | | |
| BELOW GRADE PARKING LEVEL | 0.0 sq. m. | 0.0 sq. ft. |
| GROUND FLOOR | 0.0 sq. m. | 0.0 sq. ft. |
| 2nd FLOOR | 309.4 sq. m. | 3,330 sq. ft. |
| 3rd FLOOR | 533.0 sq. m. | 5,737 sq. ft. |
| 4th FLOOR | 479.5 sq. m. | 5,161 sq. ft. |
| 5th + 28th FLOOR | 24 x 729.4 sq. m. | 17,505.2 sq. m. |
| | 24 x 7,851 sq. ft. | 188,204 sq. ft. |
| MECHANICAL LEVEL | 0.00 sq. m. | 0.00 sq. ft. |
| TOTAL AREA ABOVE GRADE | 18,827.0 sq. m. | 202,652 sq. ft. |

UNIT STATISTICS

| | |
|------------------------|-----|
| STUDIO | 75 |
| 1 BEDROOM UNIT | 205 |
| 1 BEDROOM + STUDY UNIT | 29 |
| 2 BEDROOM UNIT | 76 |
| 2 BEDROOM + STUDY UNIT | 1 |
| TOTAL | 385 |

CAR PARKING

| | | |
|-----------------|------------------------------|-----|
| REQUIRED | | |
| RESIDENCE | -0.5 PER UNIT AFTER 12 UNITS | 187 |
| VISITOR | -PROVIDED IN PHASE 1 (35) | 0 |
| TOTAL | | 187 |
| PROVIDED | | |
| RESIDENCE | -0.72 PER UNIT (385 UNITS) | 255 |
| VISITOR | -PROVIDED IN PHASE 1 (35) | 11 |
| TOTAL | | 266 |

BICYCLE PARKING

| | | |
|-----------------|----------------------------|-----|
| REQUIRED | | |
| RESIDENCE | -0.5 PER UNIT (385 UNITS) | 193 |
| PROVIDED | | |
| PARKING GARAGE | -0.70 PER UNIT (385 UNITS) | 238 |
| EXTERIOR | | 26 |
| TOTAL | | 264 |

LOCATION

| | |
|-------------------|-----|
| EXTERIOR AT GRADE | 26 |
| P1 PARKING LEVEL | 52 |
| GROUND FLOOR | 165 |
| SECOND FLOOR | 13 |
| THIRD FLOOR | 8 |

- DRAWING NOTES**
- PROPERTY LINE
 - PHASE LINE
 - HOARDING - SOLID WOOD CONSTRUCTION BARRIER
 - 2.0m WIDE CONCRETE STREET CURB / SIDEWALK, DEPRESSED & CONTINUOUS THROUGH ENTRANCE
 - INTERIM ASPHALT / CONCRETE SIDEWALK
 - BENCHES, SEE LANDSCAPE
 - EXISTING STREET CURB AND SIDEWALK
 - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
 - 150mm WIDE BARRIER CURB
 - ENTRANCE TO GARAGE PARKING GARAGE
 - INTERIM STAGING AREA - ASPHALT / GRAVEL SURFACE
 - 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
 - SIAMESE 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
 - INTERIM GRASS BOULEVARD / SNOW STORAGE
 - INTERIM TURNING CIRCLE
 - 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
 - EXISTING UTILITY POLE TO BE REMOVED
 - MOUNTABLE CURB WITH CONCRETE TRUCK APRON
 - 10% PARKLAND DEDICATION
 - DENSE SHRUB PLANTING

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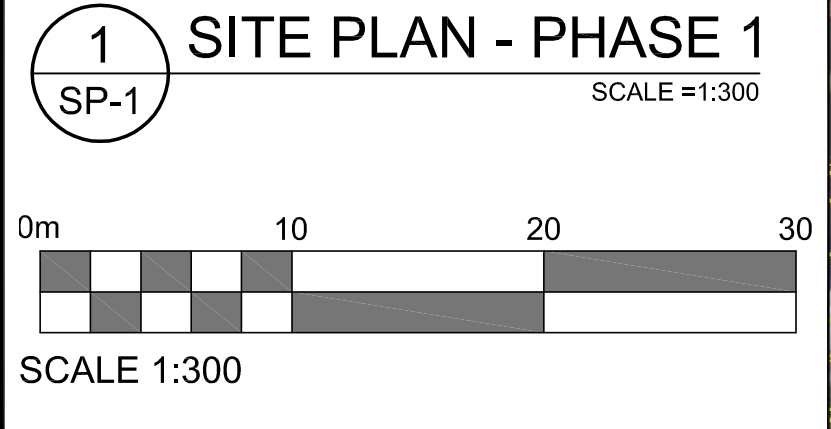
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LEGAL DESCRIPTION
 TOPOGRAPHICAL PLAN OF SURVEY OF
 LOTS 2, 4, 6, 8, 10, 12, 14, 16, 32, 33, 34,
 35 AND PART OF LOT 1
 REGISTERED PLAN 49 AND
 LOTS 14, 15, 16 AND
 PART OF LOTS 1, 2, 3, 4, AND 5
 REGISTERED PLAN 51 AND
 PART OF LOT 7
 JUNCTION GORE
 GEOGRAPHIC TOWNSHIP OF
 GLOUCESTER
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.