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LEGAL DESCRIPTION
 TOPOGRAPHICAL PLAN OF SURVEY
 PART 1 Plan of
 PART OF LOTS 1,2,3 AND 4
 REGISTERED PLAN 17
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

URBAN PLANNER
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St. JOSEPH BOULEVARD

PROJECT INFORMATION

Zoning By-law 2006-250 Consolidation AMJ(2705) S438

	REQUIRED	PROVIDED
BUILDING HEIGHT	18 STOREYS / 52.4m	18 STOREYS / 59.5m
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m	4.0m
GRADE (GEODEIC ELEVATION - ASL)	72.40m ASL	72.40m ASL
DENSITY - MAXIMUM FLOOR SPACE INDEX	4.25	5.1
FRONT YARD SETBACK - AS PER SCHEDULE S438	9.0m	9.3m
CORNER YARD SETBACK (Saint Joseph / Duford Avenue)	3.5m / 0.0m	3.5m / 0.3m
INTERIOR SIDE YARD SETBACK	0.0m	0.3m
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	1,212m ²	1,635m ²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	606m ²	785m ²
RESIDENTIAL PARKING (AREA "Z" - MIN. 0 / MAX. 1.75 PER UNIT)	MIN. 0 / MAX. 354	141
VISITOR PARKING - 0.1 PER UNIT AFTER 12 UNITS	19	19
COMMERCIAL PARKING (AREA "Z")	NOT REQUIRED	0
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	101	202
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA	2	8
ASLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m
ST. JOSEPH BOULEVARD FRONTAGE MINIMUM GROUND FLOOR GLAZING	50%	± 65%

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON AR00 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON AR00 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

PROJECT STATISTICS

GROSS BUILDING
 (CITY OF OTTAWA'S DEFINITION)

FLOOR	AREA (sq. m.)	AREA (sq. ft.)
GROUND FLOOR	259.8	(2,796)
1st FLOOR	452.4	(4,870)
2nd FLOOR	1,042.5	(11,221)
3rd & 4th FLOOR	2 x 1,042.5	2 x (11,221)
5th to 17th FLOOR	13 x 689.25	13 x (7,419)
18th FLOOR	8,960.2	(96,447)
MECHANICAL LEVEL	N/A	
TOTAL AREA	13,261.4	(142,745)

UNIT STATISTICS

UNIT TYPE	QUANTITY
STUDIO UNIT	4
1 BEDROOM UNIT	46
1 BEDROOM + DEN UNIT	39
2 BEDROOM UNIT	103
2 BEDROOM + DEN UNIT	7
3 BEDROOM UNIT	3
TOTAL	202

CAR PARKING

REQUIRED BY ZONING BY-LAW

TYPE	AREA "Z" NONE REQUIRED	QUANTITY
RESIDENCE	- AREA "Z" NONE REQUIRED	0
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	19
COMMERCIAL RETAIL	- AREA "Z" NONE REQUIRED	0
TOTAL		19

PROVIDED

TYPE	QUANTITY	
RESIDENCE	- 0.7 PER UNIT	141
VISITOR	- 0.1 PER UNIT	19
TOTAL	160	

LOCATION

TYPE	QUANTITY
P3 LEVEL UNDER GROUND PARKING	49
P2 LEVEL UNDER GROUND PARKING	47
P1 LEVEL PARKING	17
GROUND FLOOR PARKING	17
TOTAL	160

BICYCLE PARKING

REQUIRED

TYPE	QUANTITY	
RESIDENCE	- 0.5 PER UNIT (202 UNITS)	101
COMMERCIAL RETAIL	- 1.0 PER 250m ² OF G.F.A.	2
TOTAL	103	

PROVIDED

TYPE	QUANTITY
EXTERIOR	8
INDOOR ON GROUND FLOOR	202
TOTAL	210

LOT COVERAGE

TYPE	AREA (sq. m.)	PERCENTAGE
PAVED SURFACE =	43.7	16%
BUILDING FOOTPRINT =	1,618.9	61.2%
LANDSCAPE OPEN SPACE =	981.4	37.2%
TOTAL =	2,643.97	100.0%

AMENITY SPACE

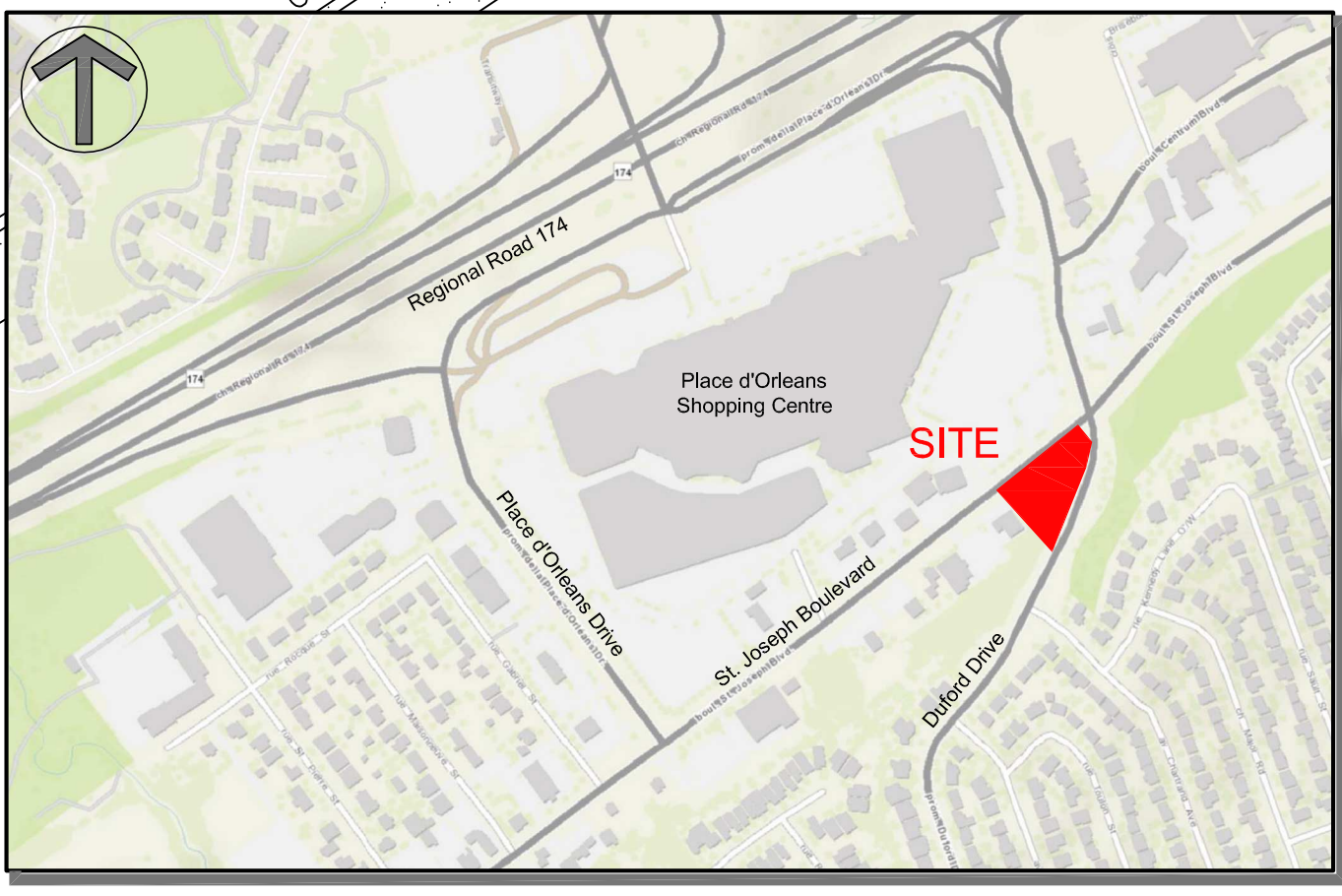
TYPE	AREA (sq. m.)
AT GRADE COMMUNAL =	150.0
1st FLOOR AMENITY ROOM COMMUNAL =	450.0
1st FLOOR TERRACE COMMUNAL =	85.0
PRIVATE TERRACE =	300.0
PRIVATE BALCONIES =	550.0
ROOF TOP COMMUNAL =	100.0
TOTAL =	1,635.0
TOTAL COMMUNAL =	785.0
REQUIRED - 6.0M ² PER UNIT (202) =	1,212.0
REQUIRED COMMUNAL @ 50% =	606.0

SOLID WASTE (202 UNITS)

TYPE	QUANTITY	
GARBAGE	- 0.11 PER UNIT	23 YARDS
RECYCLING GMP	- 0.018 PER UNIT	4 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	8 YARDS
COMPOST	- 240L PER 50 UNITS	4

- DRAWING NOTES**
- PROPERTY LINE
 - PROPOSED ROAD WIDENING
 - HARD SURFACE PAVING, SEE LANDSCAPE PLAN
 - CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
 - CONCRETE SIDEWALK TO BE REPLACED WITH NEW BARRIER CURB / SIDEWALK
 - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
 - 6.0m WIDE GARAGE ENTRY RAMP WITH TRENCH DRAIN
 - OUTLINE OF BELOW GRADE PARKING GARAGE
 - OUTLINE OF UPPER FLOORS
 - AMENITY / PRIVATE TERRACE
 - RETAINING WALL WITH GUARD RAIL AS REQUIRED
 - EXISTING FIRE HYDRANT
 - VENTILATION GRILL (INTAKE / EXHAUST)
 - SIAMSESE CONNECTION
 - EXISTING CITY SIDEWALK
 - PRIVACY SCREEN
 - PROPOSED SERVICES
 - GAS EQUIPMENT LOCATION
 - EXISTING STREET LIGHT / TRAFFIC POLE
 - BICYCLE PARKING SPACE WITH RACK
 - SERVICE ENTRANCE - MOVE IN/OUT
 - 150mm WIDE BARRIER CURB
 - RE-INSTATE EXISTING BOARD FENCE
 - 150mm WIDE BARRIER CURB
 - PROPOSED TREES, SEE LANDSCAPE FOR DETAILS
 - EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
 - WATER ENTRY IN P1 PARKING GARAGE
 - HYDRO POLE WITH OH WIRES
 - CISTERN AT GROUND FLOOR
 - POSSIBLE COMMERCIAL PATIO
 - EXISTING TREE TO BE REMOVED

- SITE PLAN SYMBOLS**
- CONCRETE SIDEWALK / WALK
 - NEW BOULEVARD PAVERS ON CITY / PRIVATE PROPERTY
 - CONCRETE / ASPHALT DRIVING SURFACE
 - UNIT PAVERS AT PRIVATE TERRACE
 - SOFT LANDSCAPING
 - PROPERTY LINE
 - PROPOSED ROAD WIDENING
 - BIKE RACK
 - ENTRANCE / EXIT DOOR
 - FIRE HYDRANT
 - EXISTING TREES
 - SIAMSESE CONNECTION
 - SITE LIGHTING
- NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN



1 SITE PLAN
 SP-1
 SCALE = 1 : 125

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MASTERCRAFT STARWOOD
 Investment Builders Since 1951

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3030 St. JOSEPH BOULIVARD

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: R.V. CHECKED: R.V.
 SCALE: 1:125 SHEET No.
 PROJECT No: 2222 **SP-1**