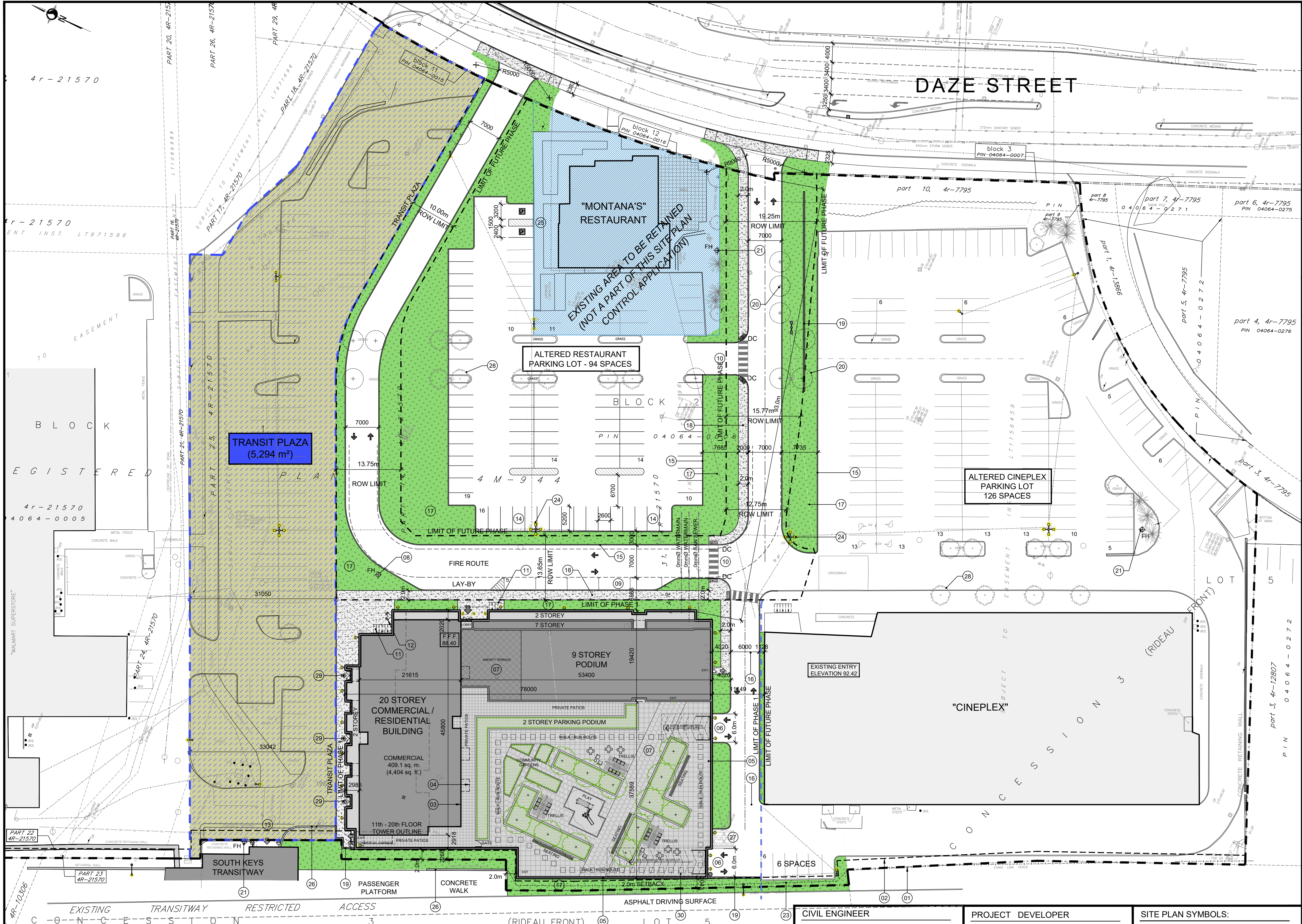




PROJECT INFORMATION					
Zoning By-law 2008-250 Consolidation MC(2284) 5349-h					
SITE AREA (OVERALL)	21.85 ha 54.00 acres	218,530 sq. m. 2,352,240 sq. ft.	SITE AREA (PHASE 1)	2.05 ha 5.055 acres	20,524 sq. m. 220,920 sq. ft.
SITE AREA (SOUTH PHASE)	3.27 ha 8.08 acres	32,713 sq. m. 352,120 sq. ft.	SITE AREA (PHASE 1 - NET AREA)	0.57 ha 1.40 acres	5,682 sq. m. 61,161 sq. ft.
			TRANSIT PLAZA	0.53 ha 1.31 acres	5,294 sq. m. 56,984 sq. ft.
ZONING		REQUIRED		PROVIDED	
BUILDING HEIGHT		151.79m A.S.L.		151.79m A.S.L.	
BUILDING HEIGHT (INCLUDING MECHANICAL PENTHOUSE)		21 STOREYS / 63.19m		21 STOREYS / 63.0m	
GRADE (GEODETIC ELEVATION - A.S.L.)		88.60m A.S.L.		88.60m A.S.L.	
TOWER FOOTPRINT		750 sq. m.		947 sq. m.	
DENSITY - MIN. 150 UNITS PER NET HECTARE (PHASE 1 NET AREA - 0.568 ha)		85 Units		511 Units	
FRONT & CORNER YARD SETBACK		0.0m		93.0m	
INTERIOR SIDE YARD SETBACK - ABUTTING THE RAPID TRANSIT CORRIDOR		2.0m		2.0m	
REAR YARD SETBACK - ABUTTING THE RAPID TRANSIT CORRIDOR		2.0m		2.0m	
AMENITY AREA - TOTAL 6.0m PER UNIT		1,740.0m²		3,412.0m²	
AMENITY AREA - 50% COMMUNAL PER UNIT		870.0m²		2,392.0m²	
VEHICLE PARKING - RESIDENTIAL (AREA 2' - MIN. 0 / MAX. 1.75 PER UNIT)		NOT REQUIRED		180	
VEHICLE PARKING - VISITOR ONLY (MAX. 30 PER BUILDING AFTER 12 UNITS)		28		28	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		145		294	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA		2		6	
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m / 6.7m		6.0m	
DRAWING NOTES:					
(1) PROPERTY LINE					
(2) BUILDING SETBACK LINE					
(3) OUTLINE OF TOWER					
(4) LINE OF TOWER BALCONIES ABOVE					
(5) OPENED AIR PARKING GARAGE, AT & ABOVE GRADE					
(6) GARAGE ENTRY WITH TRENCH DRAIN AS REQUIRED					
(7) EXTERIOR ROOF TOP AMENITY SPACE					
(8) FIRE HYDRANT					
(9) SHORT TERM STREET PARKING					
(10) PEDESTRIAN CROSS WALK WITH DEPRESSIONED CURBS					
(11) BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE					
(12) SIAMESE CONNECTION					
(13) EXISTING TRANSIT STATION ENTRANCE					
(14) 2.6 X 5.2m STANDARD PARKING SPACES					
(15) 150mm BARRIER CURB					
(16) SECTION OF COMMERCIAL BUILDING TO BE REMOVED					
(17) SOFT LANDSCAPING					
(18) CONCRETE SIDEWALK					
(19) CONCRETE RETAINING WALL					
(20) EXISTING TREE TO BE REMOVED					
(21) EXISTING FIRE HYDRANT					
(22) EXISTING COMMERCIAL BUILDING TO REMAIN					
(23) EXISTING CHAIN LINK FENCE					
(24) EXISTING PARKING LOT LIGHTING					
(25) RELOCATED BARRIER FREE PARKING SPACES					
(26) EXISTING CONCRETE RETAINING WALL					
(27) GARBAGE STAGING AREA					
(28) EXISTING TREE TO REMAIN					
(29) COMMERCIAL ENTRANCE					
(30) CISTERN BELOW RAMP					
BUILDING STATISTICS (PHASE #1)					
GROSS BUILDING - AREA					
(CITY OF OTTAWA'S DEFINITION)					
GROUND FLOOR		4,091 sq. m.		4,404 sq. ft.	
2nd FLOOR - PARKING		0.0 sq. m.		0.00 sq. ft.	
3rd FLOOR		1,291.2 sq. m.		13,898 sq. ft.	
4th - 7th FLOOR		4 x 1,525.1 sq. m.		6,100.4 sq. ft.	
8th - 9th FLOOR		2 x 1,442.4 sq. m.		2,884.8 sq. ft.	
10th FLOOR		636.9 sq. m.		6,856 sq. ft.	
11th - 20th FLOOR - TOWER		10 x 780.2 sq. m.		7,802.0 sq. m.	
MECHANICAL PENTHOUSE		0.0 sq. m.		0.00 sq. ft.	
TOTAL AREA		19,124.5 sq. m.		205,854 sq. ft.	
TOWER FOOTPRINT AREA		946.5 sq. m.		10,188 sq. ft.	
UNIT STATISTICS					
STUDIO UNIT		8.6%		25	
1 BEDROOM UNIT		34.6%		101	
1 BEDROOM + DEN UNIT		18.6%		54	
2 BEDROOM UNIT		20.0%		58	
3 BEDROOM		17.9%		52	
TOTAL		100.0%		290	
COMMERCIAL RETAIL		409.1 sq. m.		4,404 sq. ft.	
CAR PARKING					
REQUIRED by ZONING BY-LAW					
RESIDENCE		- NON REQUIRED		0	
VISITOR		- 0.1 PER DWELLING UNIT (AFTER 12 UNITS) (MAX 30)		28	
COMMERCIAL RETAIL		- NON REQUIRED		0	
TOTAL		28		28	
PROVIDED					
RESIDENCE		- 0.53 PER UNIT		152	
VISITOR		- 0.10 PER UNIT		28	
COMMERCIAL RETAIL		- 1.0 PER 250m² OF G.F.A.		2	
TOTAL		180		180	
BICYCLE PARKING					
REQUIRED					
RESIDENCE		- 0.5 PER UNIT (290 UNITS)		145	
COMMERCIAL RETAIL		- 1.0 PER 250m² OF G.F.A.		2	
TOTAL		147		147	
PROVIDED					
EXTERIOR		290		290	
PARKING GARAGE		300		300	
TOTAL		300		300	
SITE STATISTICS (SOUTH PHASE)					
GROSS BUILDING - AREA					
(CITY OF OTTAWA'S DEFINITION)					
EXISTING CINEPLEX (ESTIMATE 80% EFFICIENCY)		2,902.8 sq. m.		31,245 sq. ft.	
EXISTING RESTAURANT (ESTIMATE 80% EFFICIENCY)		386.8 sq. m.		4,164 sq. ft.	
PROPOSED BUILDING PHASE #1		19,124.5 sq. m.		205,854 sq. ft.	
TOTAL AREA		22,414.1 sq. m.		241,263 sq. ft.	
PARKING SPACE PROVIDED					
EXISTING CINEPLEX		126		126	
EXISTING RESTAURANT		94		94	
EXISTING CINEPLEX - LOADING AREA		6		6	
PROPOSED BUILDING PHASE #1		180		180	
TOTAL		406		406	
BICYCLE SPACE PROVIDED					
EXISTING CINEPLEX		6		6	
EXISTING RESTAURANT		2		2	
PROPOSED BUILDING PHASE #1		300		300	
TOTAL		308		308	
LOT COVERAGE (SOUTH PHASE)					
PAVED SURFACE =		12,699.0 sq. m.		38.82%	
BUILDING FOOTPRINT =		8,212.0 sq. m.		25.10%	
LANDSCAPE OPEN SPACE =		6,508.0 sq. m.		19.90%	
TRANSIT PLAZA =		5,294.0 sq. m.		16.18%	
TOTAL =		32,713.0 sq. m.		100.0%	
SITE PLAN SYMBOLS:					
SOFT LANDSCAPE		TRANSIT PLAZA		PAVERS @ TERRACE LEVEL	
CONCRETE SIDEWALK		PROPERTY LINE		ENTRANCE / EXIT DOOR	
PAVERS @ TERRACE LEVEL		BUILDING SETBACK LINE		COMMERCIAL / EXIT DOOR	
PROPERTY LINE		FENCE LINE		FIRE HYDRANT	
BUILDING SETBACK LINE		BIKE RACK		VEHICULAR DIRECTION	
FENCE LINE		ENTRANCE / EXIT DOOR		SIAMESE CONNECTION	
BIKE RACK		FIRE HYDRANT		NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN	
ENTRANCE / EXIT DOOR		VEHICULAR DIRECTION			
COMMERCIAL /					

IT IS THE RESPONSIBILITY OF THE APPLICANT 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.

DON'T NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

INDICATES ASSEMBLY TYPE; REFER TO TYPE AND ASSEMBLIES SCHEDULED.

INDICATES WINDOW TYPE; REFER TO WINDOW SCHEDULES AND DETAILS ON A900 SERIES.

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.

DETAIL NUMBER

TITLE

SCALE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

A

REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.

B

FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A900 SERIES.

C

ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.

D

ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.

E

ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.

F

ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

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